

# *Inexpensive Bungalows*



Built by the  
Los Angeles Investment Company  
Price 50 Cents



*"LOS ANGELES"*

*Where Nature Helps*

*Industry Most*



# INEXPENSIVE BUNGALOWS

The bungalow has come to stay. Originally the designation of the one and two-story rest houses in India, the name later has been applied to the type of home which has been evolved by modern architects from the bungalow of Burmah and the Spanish hacienda of the southwest. What twenty years ago, was a "freak" has become an accepted architectural style.

The elasticity of the bungalow idea and its adaptability to varied tastes and requirements have given it great popularity. While the majority of bungalows are of one story, the influence of the style is felt in the one-and-a-half and two story forms. Though originating in warm climates, it can be planned and built so as to be thoroughly satisfactory in colder zones.

Achieving its larger development and its first popularity in California, the bungalow idea has invaded all corners of the United States and many foreign countries, for it is well suited to the requirements of moderate sized families and gives the most accommodation and most artistic environment for a limited expense.

In bungalow architecture, there generally is an attempt to keep nearer to nature than in the old style cottage. Rough finished boards, beams, shingles, shakes, plaster, cement, cobble-stones, bricks—several of these may be used in combination, and beautiful results achieved.

In the finish of the interior, preference is given to stained woods rather than to paint and varnish, thus bringing out the natural grain. This effect is secured in floors, wainscot, beams, casings and built-in furniture. The chimney and fireplace may be placed to suit the whim of the designer—within certain limitations. The ceilings generally are lower than in the old-time house and special

attention is given to securing an abundance of light and air in all rooms. The kitchen is provided with many utilities unknown to the house-wife of earlier days.

A Bungalow without an ample porch would be misnamed, for a good-sized living porch is regarded as an essential, as is also a screen porch in the rear. Frequently there is one or more screen sleeping rooms, open to the air, and occasionally a pergola—these dependent on the sum invested.

The plans here presented have been used in building from one to fifty times, in every state in the Union and in many foreign countries, especially in Canada. The blue prints sent in filling plan orders are duplicates of those used in building by this Company.

Those wishing to examine plans for bungalows costing over \$2400—the maximum limit of this book—will find plans and pictures of seventy one- and two-story bungalows of higher cost in "Practical Bungalows" and seventy-seven (from \$1500 to \$4500) in "Modern Homes of California," both published by this Company.

We do not build outside of the immediate vicinity of Los Angeles, but we will ship building materials where buyer will pay freight. Materials may cost more or less in your town; we can not know the prices all over the country; show the blue prints to your local builder and get his estimates. Ask your railroad agent about rates. Prices revised to local rates, March, 1914.

We will furnish architect's blue print plans of any house here shown for \$5.00. Also, we will draw plans following your own suggestions and desires. See price schedule on next page.

LOS ANGELES INVESTMENT COMPANY,  
Broadway at Eighth Street Los Angeles, Cal.



# ABOUT ORDERING PLANS

**I**N THE large variety of plans presented in this book, we think that nearly every taste can be suited. Still, a person may find a design that is satisfactory save in one or two particulars; in such case, the required changes can be made at the mere cost of redrawing the plan.

We will be glad to incorporate your ideas into any of the hundreds of plans we have on file, or we will draw new plans including such suggestions. Naturally, the cost of drawing a new set of plans and having them printed is more than for those we have on file. In case you want a design somewhat different from any herein shown, pick out the one most like what you want, send us the plan number and a rough sketch of what you want changed in it; it may be that in some plan not here shown we will find one that suits you, thus saving extra expense. Or, we will draw an entirely new set of plans, if desired.

When stock plans are ordered "reversed," remember that figures and words also will be reversed and consequently difficult to read, and an un-reversed set should be ordered as well, costing only \$1.00.

Order plans by number, enclosing with order \$5.00 for each set (one house) by Express order, Post Office money order, or draft.

The plans in each case will consist of the following: Foundation plan, first floor plan, second floor plan (in one-and-a-half and two-story houses), front elevation, side and rear elevations, sheet of scale details. These are regular architect's working blue prints, the same as those from which we have built. Prices revised to May, 1913.

Our supervising architect is a Licensed Architect, holding a certificate from the California State Board of Architecture, a standing reached by comparatively few designers. Our draftsmen are each skilled in his own department; our estimators are thoroughly conversant with materials, quantities and prices. For these reasons, as well as because of our seventeen years of building in Los Angeles, our plans and estimates can be depended on.

We quote the cost figures from experience, not simply stating a very low price in order to get you to buy the plan. Some plan books price at \$3000 a house that would cost \$5000 to build—to attract you to buy the plan. When your builder presents you with a bill for \$5000 you wish the plan-seller had been more honest.

These plans and pictures are all from houses this Company has planned and built. Consequently we can guarantee their accuracy. A maximum and a minimum price is quoted, leaving ample margin for the exercise of personal preference in the matter of finish and accessories, such as cobblestone work, beamed ceilings, hardwood floors and built-in furniture.

Concerning "Bills of Materials:" These bills are copies of those used by us in construction. They are necessary in securing competitive bids and for actual building. We can furnish them cheaper and more accurate than your local carpenter.

We do not confine ourselves to residences, but make plans for all kinds of construction, flats, apartment buildings, garages, hotels, factories and office buildings. Also, we have many designs for accessories such as mantels, buffets and sideboards.

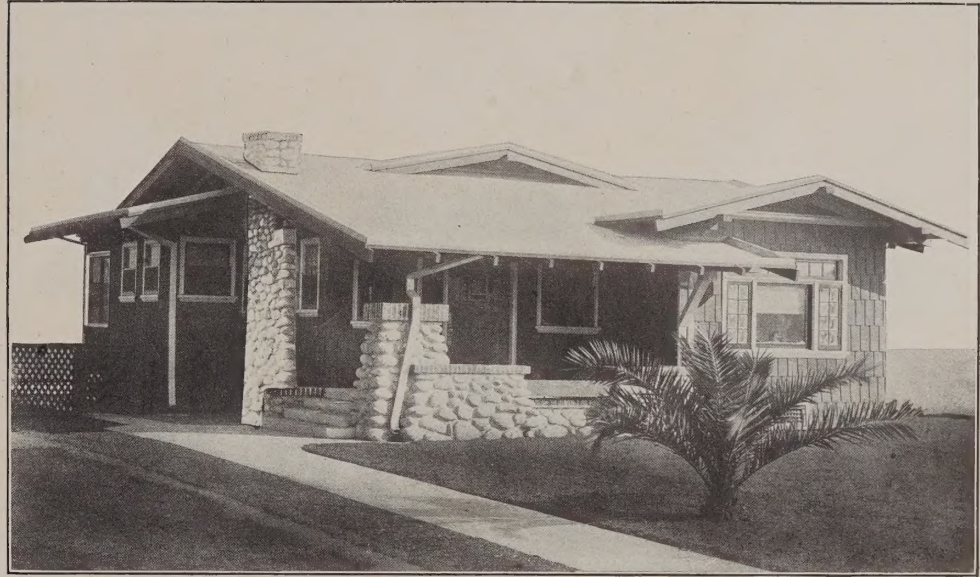
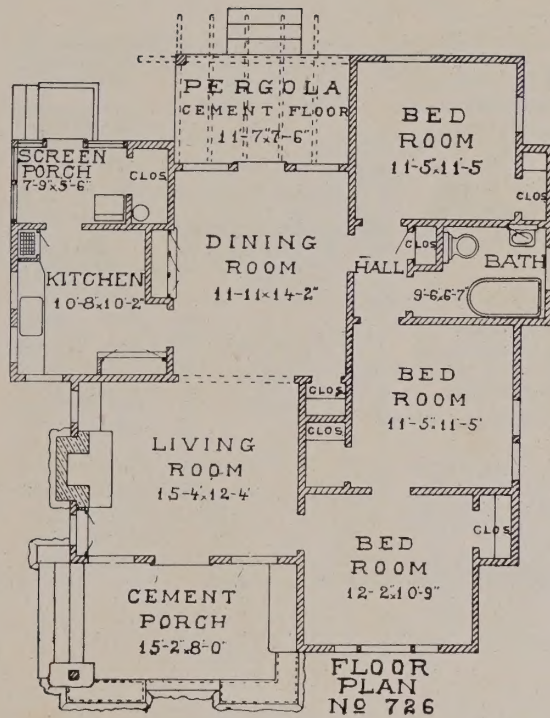
## PRICES OF PLANS AND SPECIFICATIONS

One set of Blue Prints from stock plans.....	\$5.00
Extra set of Blue Prints (with original set).....	1.00
Triplicate Bill of Materials as used by us .....	5.00
One set Specifications from stock plan.....	5.00
Extra set Specifications (with original set).....	1.00
Stock Photographs (8x10), \$1.00 each. Special photos, each...	2.00

When changes are desired in plans, reasonable charges will be made to cover architect's time.

LOS ANGELES INVESTMENT COMPANY.





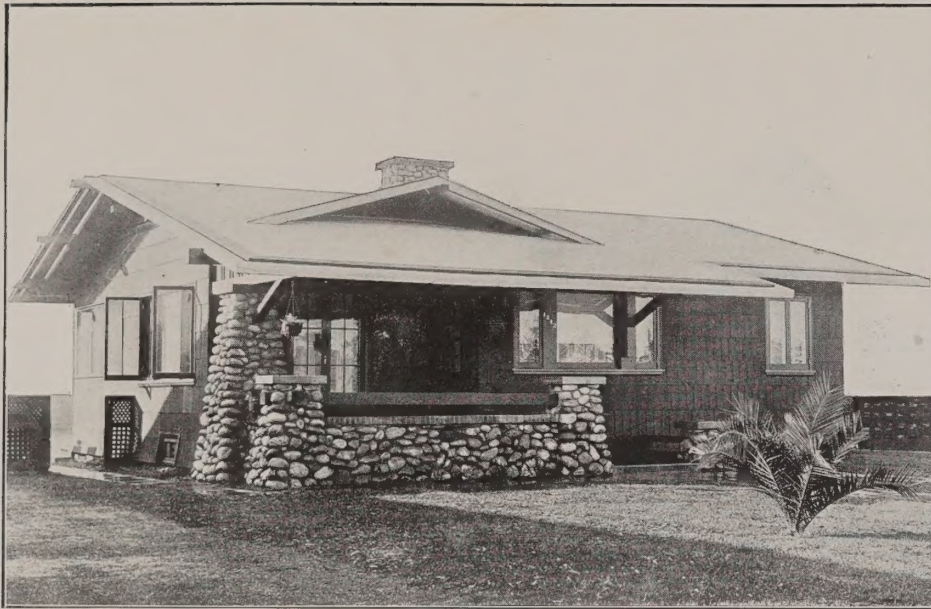
NUMBER 726

PLAN 726. This typical California bungalow combines several of the features that have made this style of home architecture popular. The use of cobblestones in combination with shakes, beams and brick coping, together with the extended eaves and the clever treatment of the windows, all these result in an exterior that is at once attractive and artistic.

The rooms are of good size, the living room measuring about  $15\frac{1}{2}$  feet by  $12\frac{1}{2}$  with an arched opening into the dining room, which is 14 by 12 feet. Both rooms have oak floors. The mantel and hearth are built of tapestry brick. Built-in features, such as book case, hinged seat, porch seat, buffet, and various kitchen utilities make the house completely modern in its equipment. The French windows at the rear of the dining room open onto a cement-floored pergola terrace, an attractive feature.

Built as described, this bungalow cost about \$1925, which might be cheapened to \$1800.

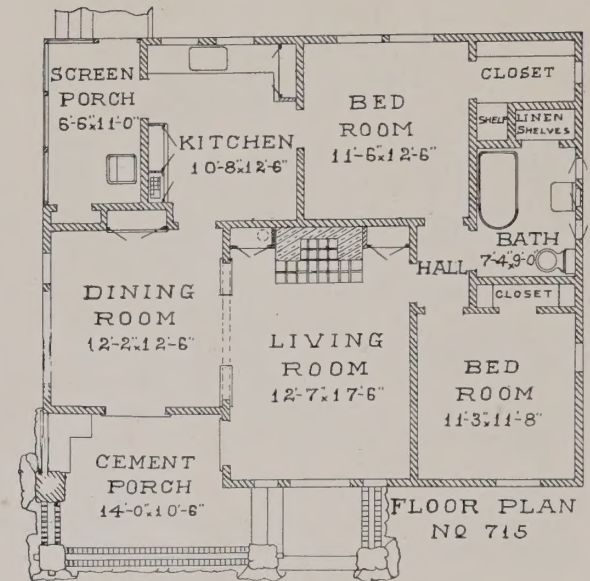




NUMBER 715

PLAN 715. This is one of the later plans built by this Company and it shows a number of attractive features. It is a typical bungalow, having the long low lines of that style and the rustic effect always given by a combination of cobble-stones and bricks with shakes or shingles on the exterior walls.

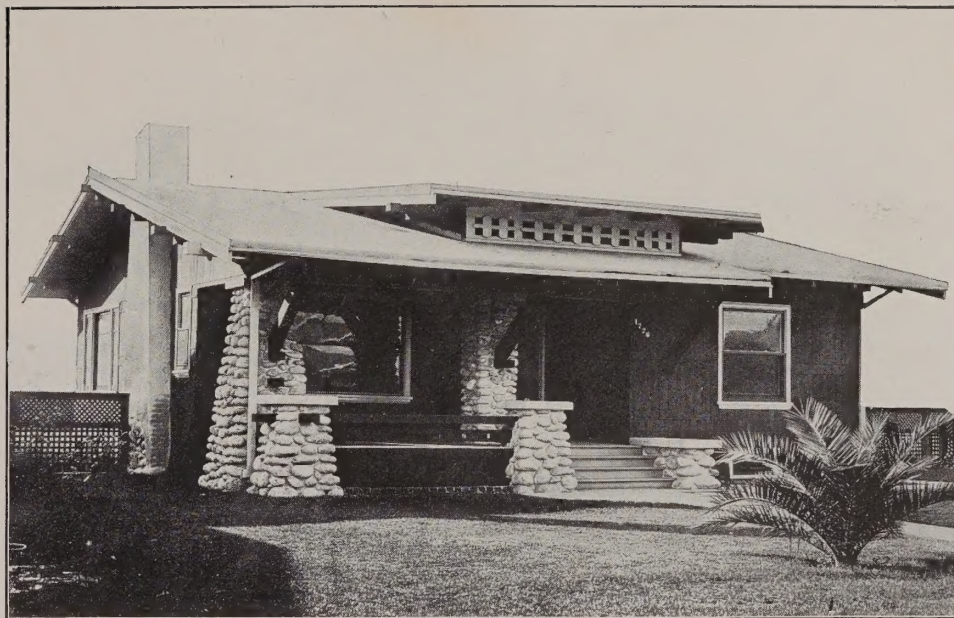
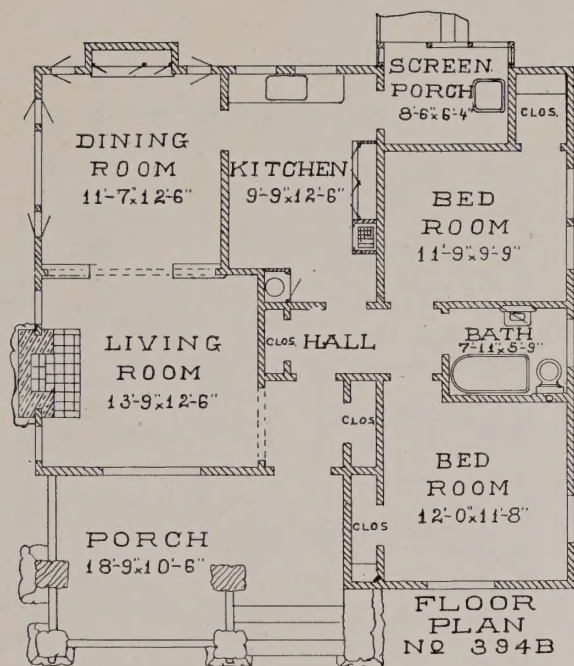
The living room is large, being  $17\frac{1}{2}$  by  $12\frac{1}{2}$  feet and having a large tile mantel and hearth. Oak floors, Lincrusta panels and plate rail are found in living and dining rooms. The buffet is designed along simple, artistic lines. The kitchen has a full equipment of built-in features, and there is an ample supply of closets.



Built in this style, this bungalow cost \$1925, which possibly might be cheapened to \$1800.

The most useful outdoor portion of a house is the screen porch, which may have the windward end fitted with window sash, thus making a sun room. A great deal of the good health in Southern California is due to the custom of utilizing a screen porch as a sleeping room. Nine out of ten home-builders are asking for a screened porch sleeping room, perhaps sacrificing other features for this one.





NUMBER 394 B

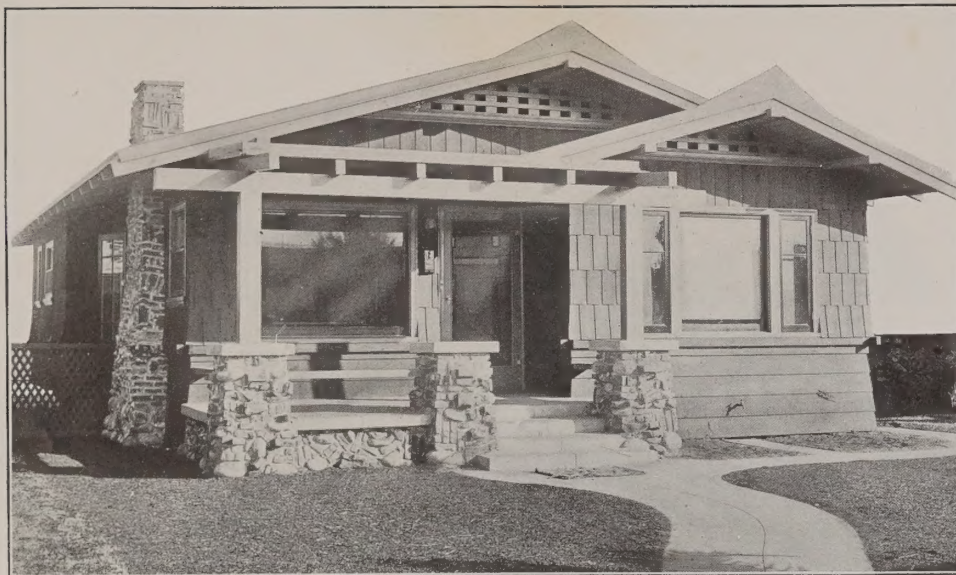
PLAN 394 B. This plan and exterior are unusually attractive for a bungalow of its cost. The plan is nearly square, measuring about 34 feet each way, exclusive of front porch extension. The combination of cobble-stones and shakes results in a pretty, rustic effect which is further carried out by the beam treatment.

The mantel and hearth are of tile and the buffet is built in a simple artistic design. The entrance hallway as here designed is a little unusual and the arrangement of the rooms around the central hall is excellent. An examination of the plan will show a number of features to commend it. The exterior speaks for itself.

Built as above the bungalow cost about \$1900, which might be reduced to about \$1750 for cheaper material and workmanship.

Spaces under windows are frequently occupied by window seats. It is well to plan the window seat long enough and wide enough for a person to lie down in comfort. Many window seats are absolutely useless because too small. The space under the seat can be used for storage by putting in a hinged seat; but it is better to put in a series of drawers, as one gets as much use out of them as from a whole commode or bureau.

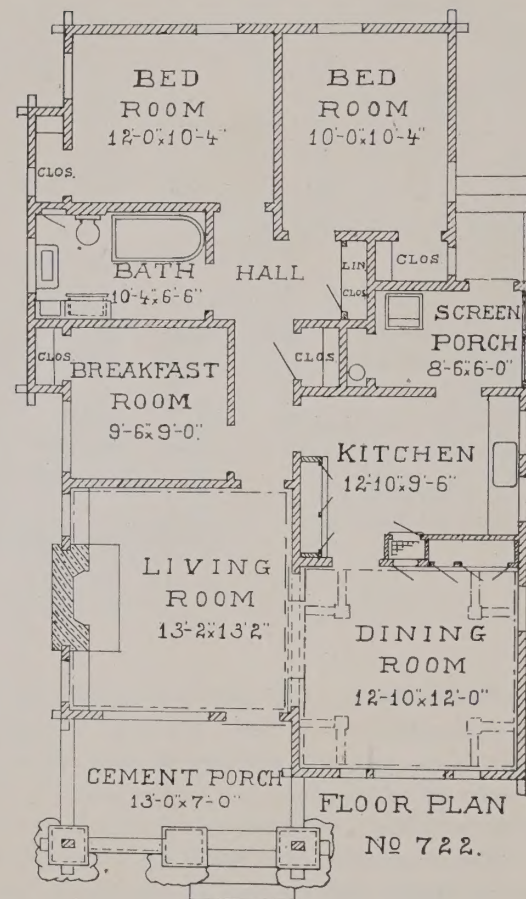




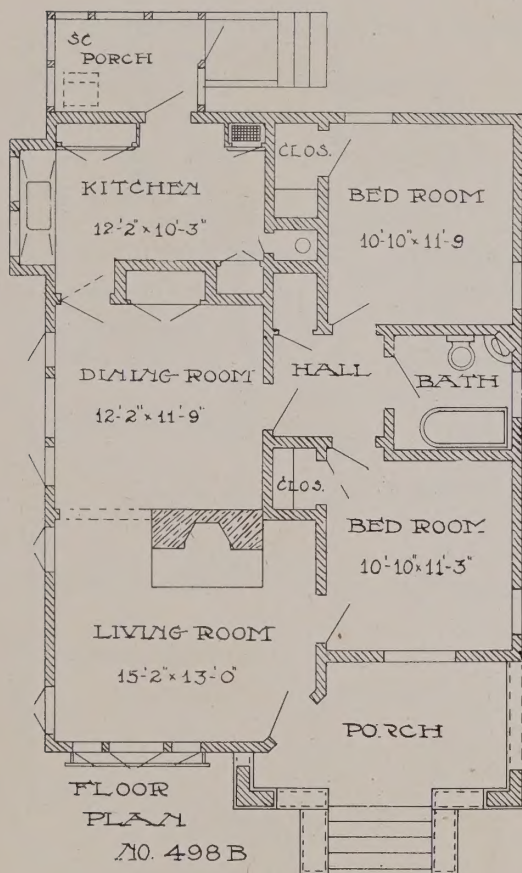
NUMBER 722

PLAN 722. This pretty exterior is especially fitted to an environment of trees and vines which can be grown almost anywhere. A rustic effect is secured by the combination of cobblestones and klinker brick in the porch wall, piers and chimney, the shake-covered walls and the arrangement of the porch roof. The plan shows six good rooms, with oak floor in living and dining rooms, a handsome mantel, ample buffet, built-in book cases and other essentials of a well planned home. All rooms but the dining room are reached by the central hallway, a great convenience. The breakfast room has a closet and is available as a sewing room or small bed room. This house has more room than the front appearance promises.

It was built for about \$1900, which could be reduced to possibly \$1775 by cheaper construction. Still better houses in "Practical Bungalows."







NUMBER 498 B

PLAN 498 B. This plan shows an attractive bungalow design and one on the style which finds most favor with eastern clients, possibly for the reason that it does not depart so far from the conventional lines as do some.

A glance at the plan will show the convenience of the arrangement and the photograph speaks for the exterior. Many of these pictures, however, were taken immediately on completion of the houses and they consequently lack the attraction of flowers and vines.

This pretty home has the central hall which is so convenient and the rooms around it are designed with regard to artistic appearance as well as practical use.

The cost as above was about \$1700, which might possibly be reduced to \$1575 by cheaper construction and materials.





NUMBER 630

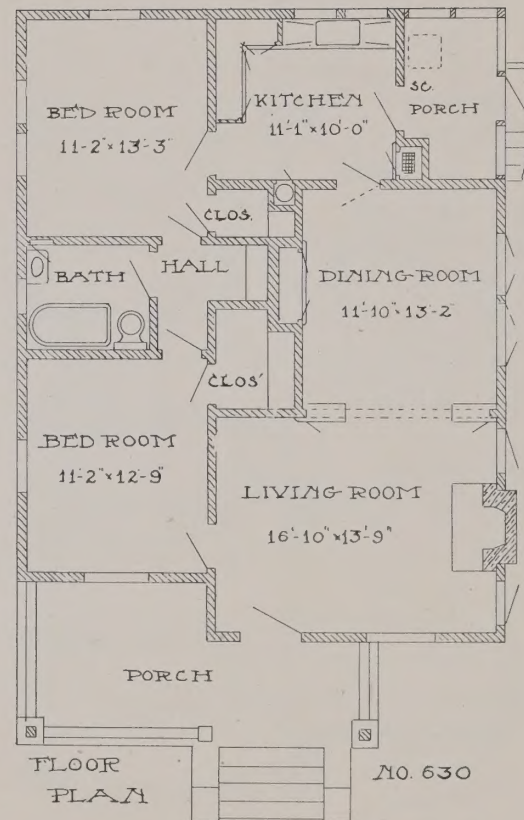
PLAN 630. This bungalow is so planned as to give the most room and accommodation possible for the cost. It is just the house for the home builder of limited means. There are five rooms of ample size, the living room being 17 by 13 feet and having a well designed brick mantel.

The dining room includes a pretty buffet. Both it and the living room have oak floors. Between them are buttresses with glass doored book cases. The kitchen has the usual cupboards, sink, drawers and bins. Between the bed rooms is a bath room and hallway.

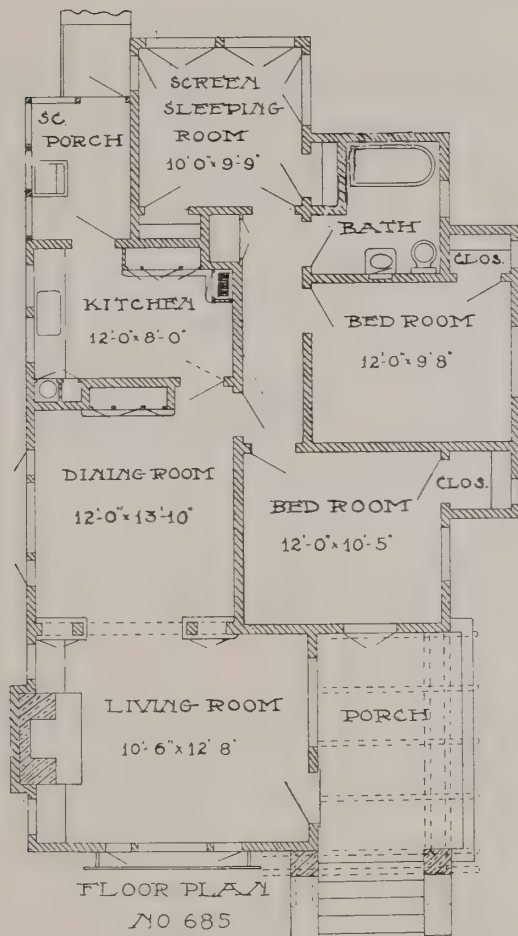
Built as above described, this bungalow cost \$1700, but in cheaper construction this might be shaded to about \$1550.

See "Practical Bungalows" for seventy homes costing over \$2400.

Any plan in this book may be had in blue prints for \$5.00.







NUMBER 685

PLAN 685. This plan is somewhat similar to Plan 683, but is reversed, and the chimney and mantel are brought into the living room. The mantel is covered with art-tile and is simple and dignified. The buffet and built-in book cases are finished in similar style, giving an artistic ensemble. Living and dining room have oak floors, false panel work on the walls and a plate rail. There is a screen sleeping room at the end of the hall, which could be sided up, if desired. The general finish of the house is first class.

In this style, the bungalow cost \$1850, which might be reduced to \$1775 if cheaper material and labor were used.

For more expensive homes see "Modern Homes of California," published by the Los Angeles Investment Company.





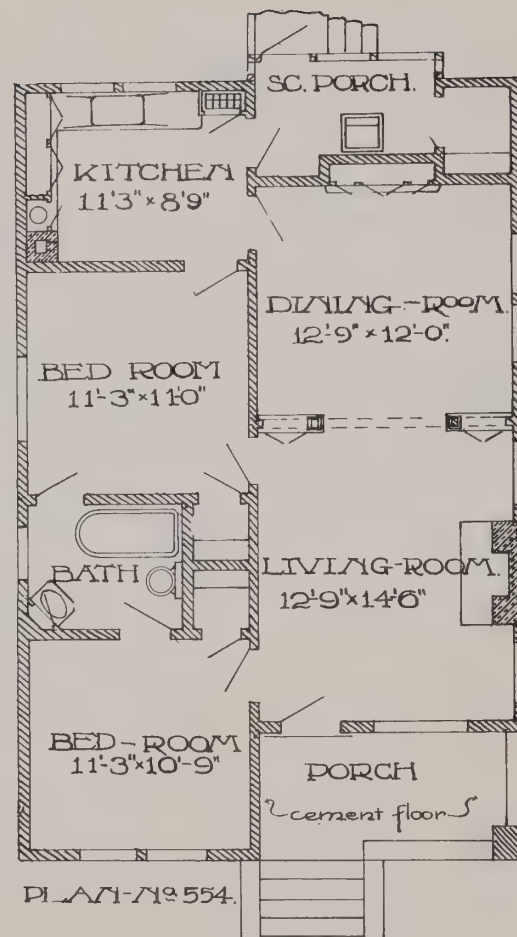
NUMBER 554

PLAN 554. This shows another cozy and inexpensive small bungalow. The floor plan is about the same as No. 136 reversed. It is well to keep in mind that any plan may be reversed if so ordered. Read the instructions about ordering plans at the beginning of this book.

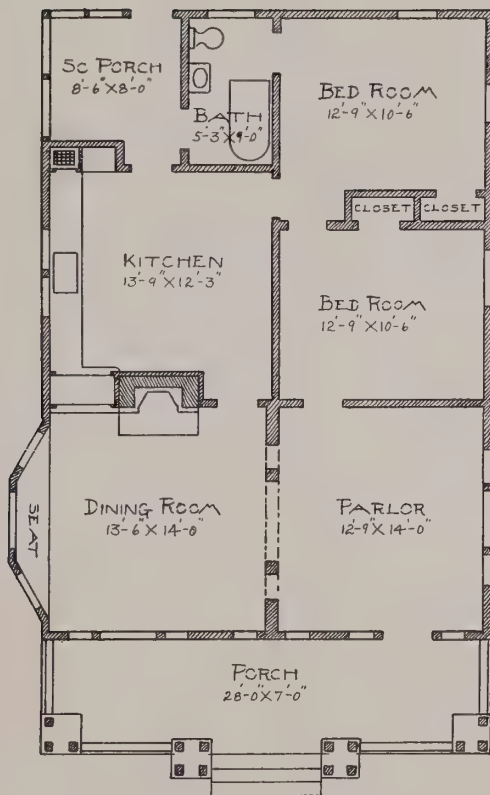
This bungalow has five fair-sized rooms with brick mantel and pretty buffet, and the kitchen has all the necessary closet, bin and sink accommodations. It makes a neat and inexpensive home, for which there has been a large call.

This house has been built for \$1500, but the price could be shaded to about \$1400 if cheaper material and work are used.

Many bungalows costing from \$2250 to \$5000 are found in "Practical Bungalows," price 50 cents, postpaid. Send postoffice order or stamps.







FLOOR PLAN.



NUMBER 224 A

PLAN 224 A. This has been quite a popular plan, having been built a number of times with various modifications.

The living room and dining room take up the entire front of the house, and are separated only by a buttressed opening with two foot wall spaces at either end.

The dining room has a large deep bay window, which is entirely taken up by a seat. It has also a mantel and a buffet. If book-cases are required they can be built into the buttresses at an additional expense of \$15 to \$25, which would be a good investment. The bath room is so placed that it is accessible from the screen porch as well as from one of the bed rooms.

Oak floors, beamed ceiling, plate rail and wainscot would further add to the attractiveness of the interior, and somewhat to the cost.

The cost of this pretty home ranges from \$1800 to \$2000, according to material and finish.

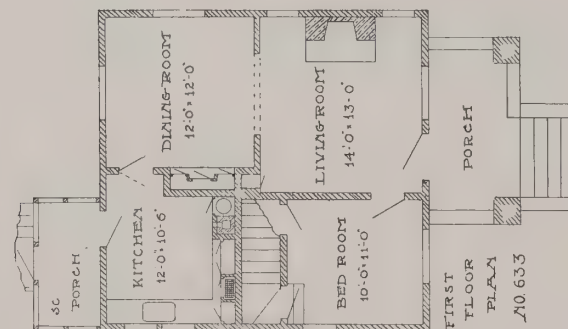
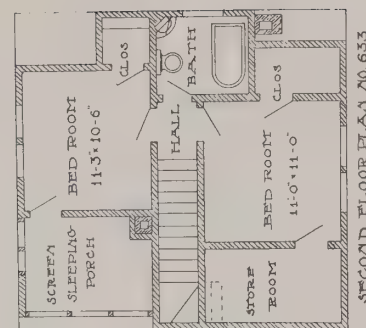




NUMBER 633

PLAN 633. Here is shown a roomy story-and-a-half house which in design shows the influence of the bungalow in minor features. Few house plans offer as much for the money as does this. There is a good sized front porch, and, on the first floor, living room, dining room, den (or bed room), and kitchen.

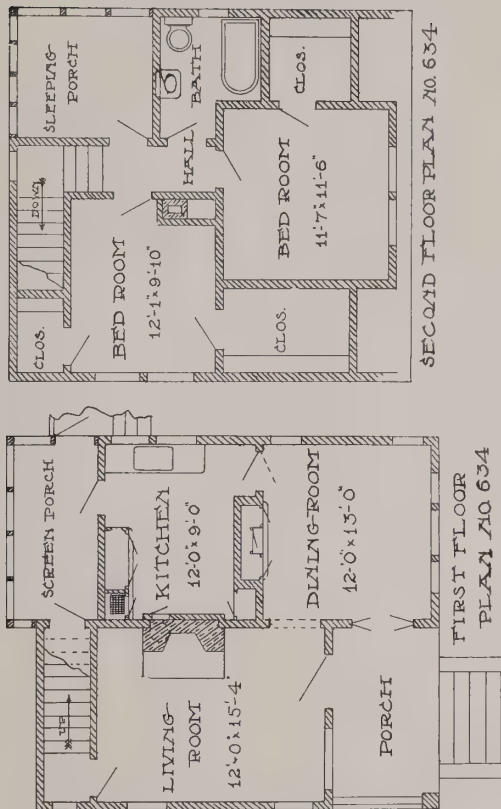
From the den the stairs lead to an upper hall opening into two good-sized bed rooms and a bath room. From the rear room opens a screen sleeping porch and from the front one a commodious storage



room. The plan calls for brick mantel, built-in music case, handsome buffet and a full equipment of kitchen essentials. For a small lot this house is particularly desirable as the ground space occupied is but 37 by 24 feet.

Built as above the cost was \$1900. By using cheaper material and workmanship—which is not advised—the cost might be reduced to \$1775. See "Practical Bungalows" for more expensive houses.





NUMBER 634

mantel and entrance to stairway in the rear. There is a handsome buffet in the dining room; a neat kitchen opens onto a ten-foot screen porch. Upstairs are two large bed rooms, screen sleeping porch and bath room, all surrounding a central hall. The finish is of an excellent grade, altogether making a desirable six room home.

Cost, as above, \$1800; in cheaper material and workmanship, possibly \$1650. Blue print plans of any house in the book, \$5.00.

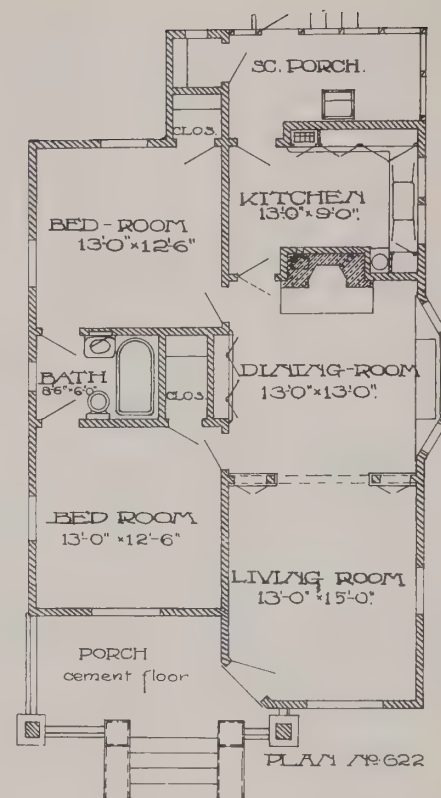




NUMBER 622

PLAN 622. Here is a model little bungalow of five rooms, the size for which there is the greatest call. The porch is unusually pretty, with its pedestals built of cement, surmounted with tapering columns. The walls are of rustic up to the base of the windows and above that shingle covered, an effect much in vogue in modern bungalows.

The living and dining rooms measure a total of thirty feet in length. Both have oak floors and the dining room walls are covered with Lincrusta to the plate rail. The latter room has a bay window

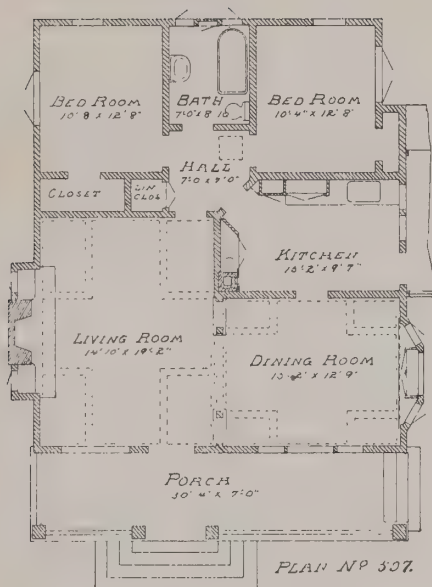


with built-in seat its full length. A rather unusual arrangement gives plenty of closet room, which is always desirable.

This bungalow has been built in first class style for \$1900, but by using cheaper materials and work it could doubtless be put up for \$1750.

Blue print plans, drawn to scale, of any house in this book can be had for \$5.00, saving you \$25 to \$50.





NUMBER 507

PLAN 507. Here is a unique exterior treatment of a convenient and meritorious plan, one somewhat out of the ordinary.

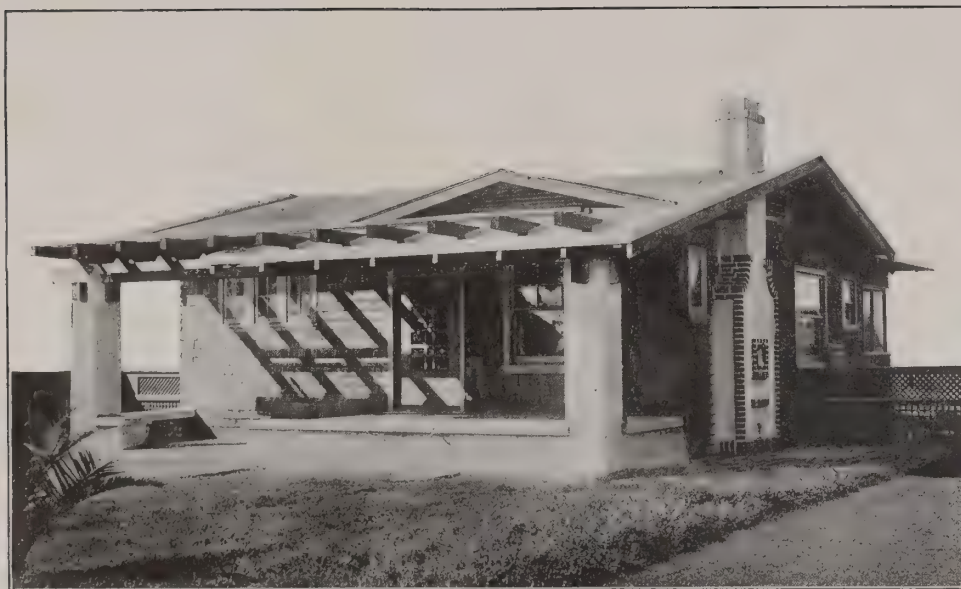
This bungalow is 30 by 41½ feet in size, not including the fire-place and buffet extensions, nor the screen porch.

The alcoved mantel, chest-seats, bay-window buffet, the novel arrangement of the ceiling beams, in conjunction with the fanciful fenestration of the front living room window, give the principal rooms decided individuality. The effect is enhanced by the square columned and buttressed opening with built-in bookcases on one side.

The interior hall, with its linen closet, is an admirable feature of the plan, as it gives access to five rooms.

A portion of the porch is left uncovered, except for the pergola beams; the balustrade is picturesque,—so is the chimney, composed of bricks of two or three different colors, peppered with cobblestones; so are the ridge terminals, the sturdy porch posts, the klinker angle brackets, the large framed barge brackets, and the front door. It can be built at a cost of from \$2000 to \$2150.





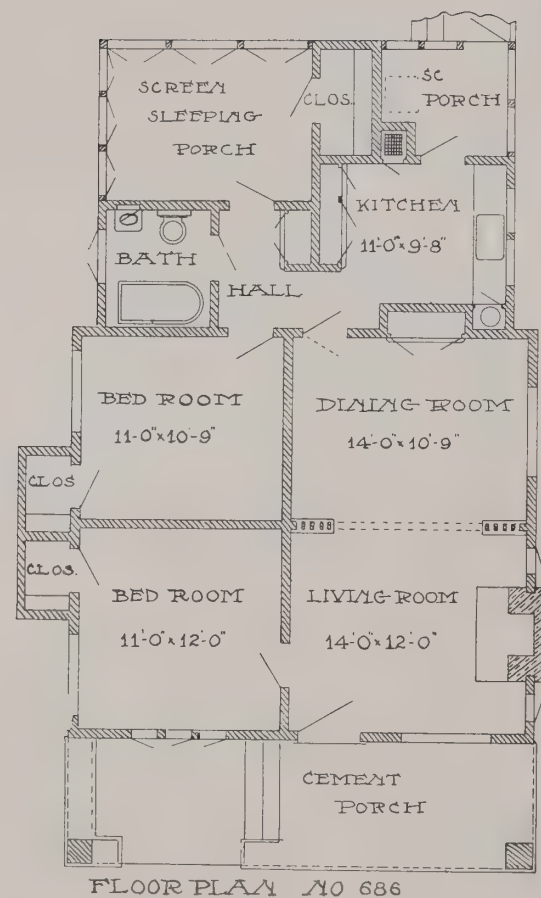
NUMBER 686

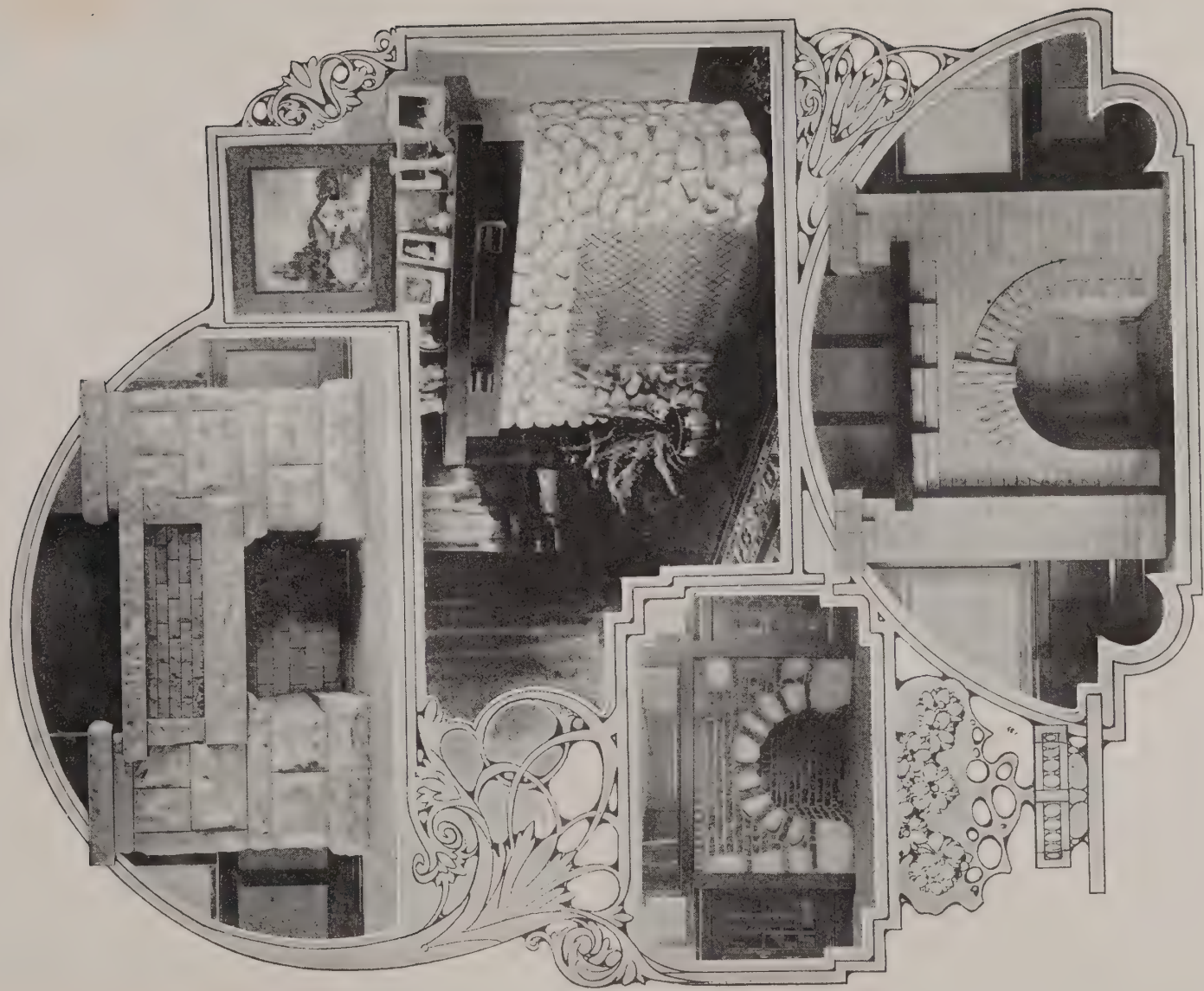
PLAN 686. Here is an attractive little home with six good sized rooms, including the screen sleeping room. The cement porch and pillars, with novel beam treatment and the combination of brick and cement in the chimney, catch the eye at once. The same novelty of design is carried out in the treatment of the mantel.

Living and dining rooms are finished with oak floors and plaster paneled walls, a plate rail in the latter. There is a screen porch in the rear and an adequate number of closets.

Built in good material and workmanship this bungalow cost \$1750, which might be cut to \$1600 with cheaper construction.

Working blue print plans of any house in the book will be sent on receipt of \$5.00. These are complete and any capable contractor can build from them.





The principal individual feature in a bungalow is the mantel and fireplace, because of its size and location, its function and the art that may be displayed in its planning and construction. There are shown above four from the hundreds of designs of mantel used in the bungalows erected by this Company. They give an idea how brick and stone can be used alone or in combination. Cement is also used with happy effect in many mantel designs. Numerous other mantels are shown in "Practical Bungalows."



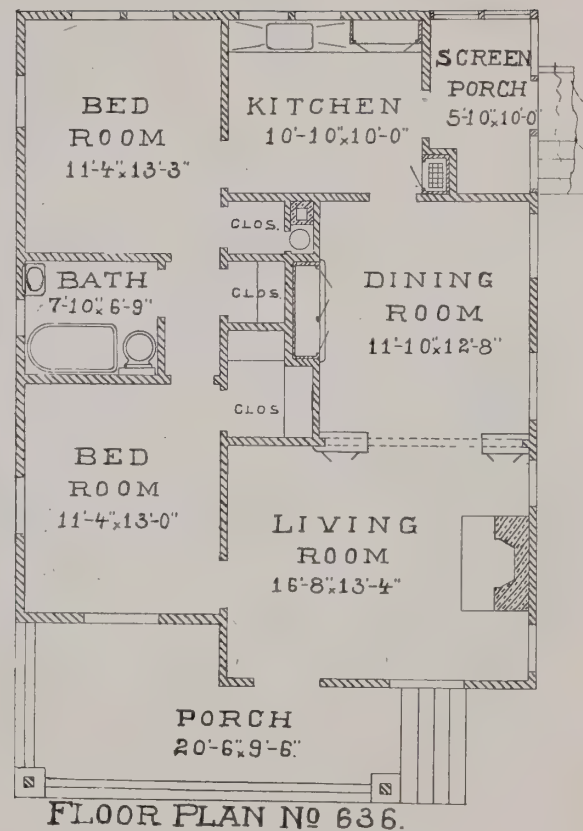


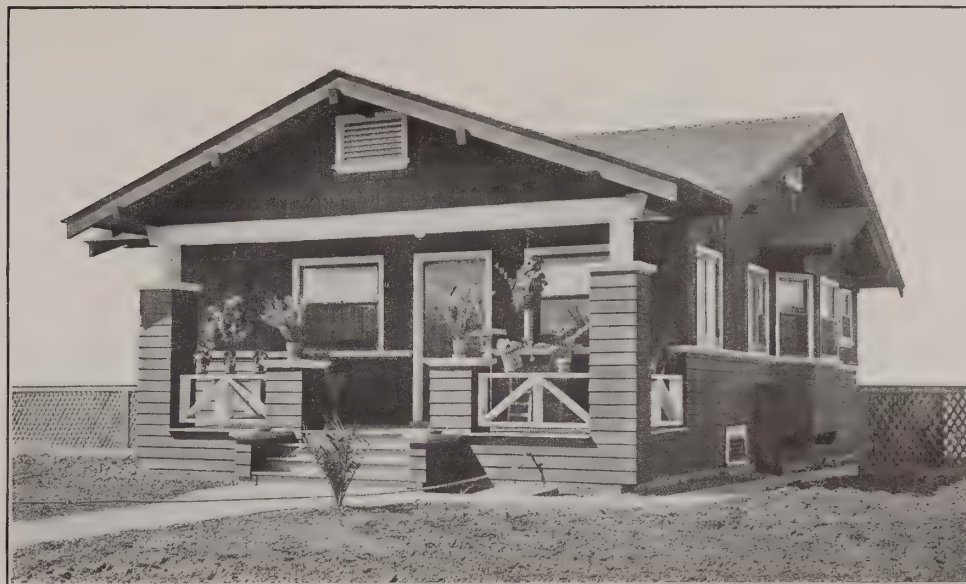
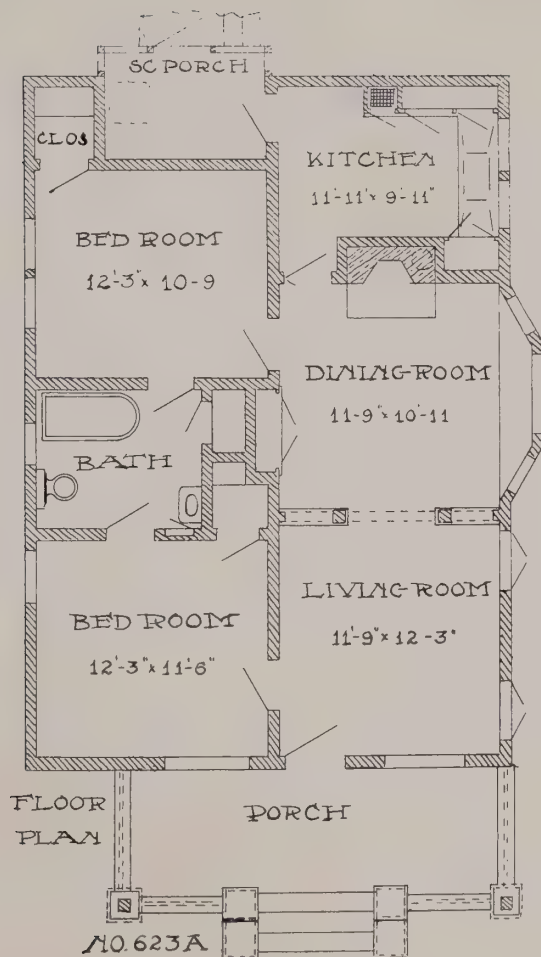
NUMBER 636

PLAN 636. The less the number of rooms, the less the variations of the plans that can be made from them. There are certain essentials of arrangement that must be observed in all houses; subtracting these, there is not much opportunity for variety in houses embodying few rooms.

However, this plan is a bit different from most five room houses. It has all the essentials of a comfortable home and at the same time is inexpensive to build. Examination of the plan shows a convenient arrangement of rooms. There is a neat brick mantel, a buffet, a central hall opening into three rooms, built-in book cases between living and dining rooms and a kitchen provided with sink, cooling closet, cupboards and drawers.

This bungalow cost about \$1650, which might be reduced to \$1450 by cheaper construction. Full scale plans of this house or any other on hand, for \$5.00.





NUMBER 623 A

PLAN 623 A. This pretty bungalow is designed in excellent style and the plan commends itself for its compactness and the consequent economy in outlay. There is more demand for five-room houses than any other size, and in this one all the essentials of a comfortable home are present.

There is an ample porch with wood pillars in front. The walls of the house are covered with resaw siding. There is a brick mantel and an attractive buffet in the dining room and a full equipment of kitchen necessities.

Built in a substantial manner, this bungalow cost \$1600, which might be reduced to \$1475 by cheaper material and labor.

For higher priced bungalows see "Modern Homes of California," published by this Company. It will be sent by mail on receipt of 50 cents.



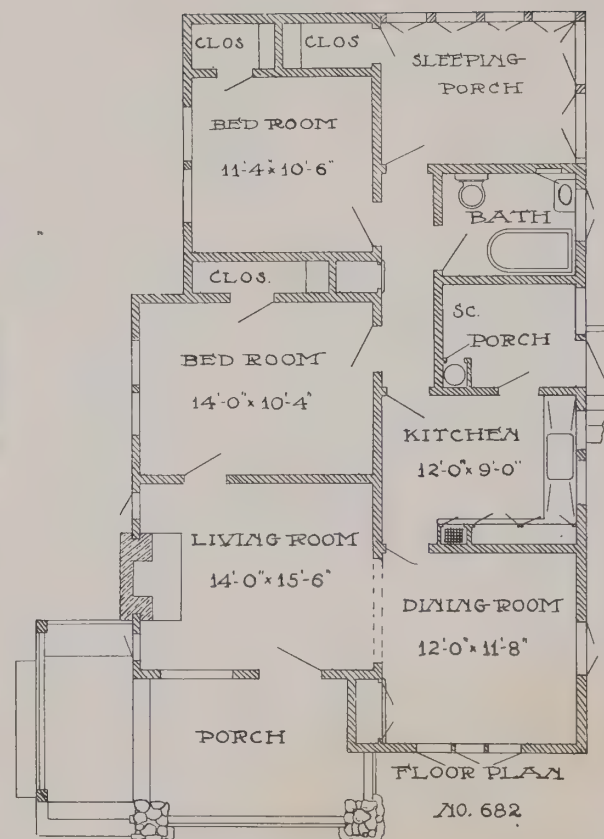


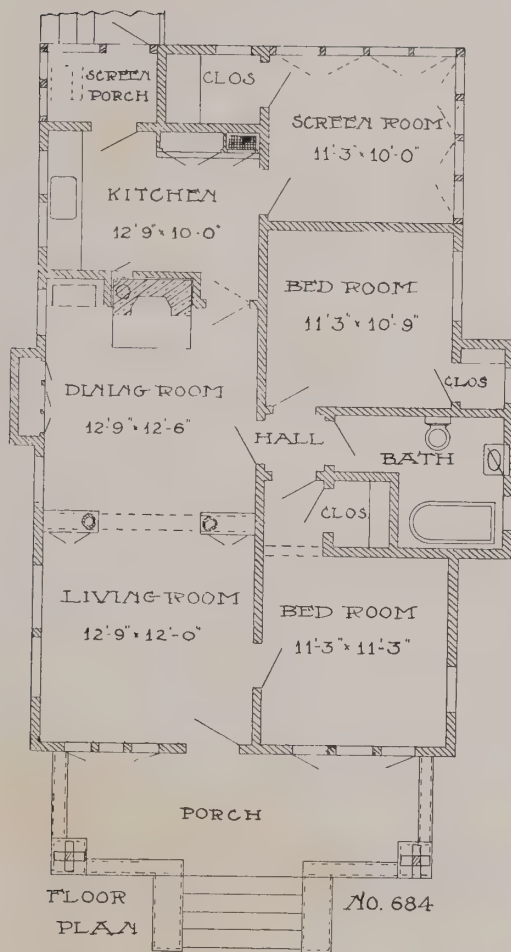
NUMBER 682

PLAN 682. Pictures of a number of the bungalows in this book were taken before the houses were occupied; still a good idea of them may be obtained from the photographs and the plans, and the imagination can picture how much more beautiful they are with the growth of palms, flowers and vines.

This bungalow is of unusual design, exterior and interior, but thoroughly practical and pleasing. The plan is worth more than a passing glance from the intended home builder. It has practically six rooms, for the screen sleeping room should count as one, as it can be sided in if desired. The house is well finished throughout; it has an artistic brick and tile mantel and a good supply of closets.

Built in first class shape, it cost \$1875, which might be reduced to \$1700 in cheaper construction. The full plans of the house cost you only \$5.00.





NUMBER 684

PLAN 684. This unusually clever bungalow has six rooms, one of them being an open air screen room, or sun room, as may be desired. The latter effect can be secured by the use of glazed sash in place of the wire screening.

The rather novel arrangement of the porch pillars catches the eye at once and the shingled walls of the bungalow give a rustic touch, which is helped by the pretty design of the windows.

The front porch measures 24 feet by 7 feet. The combined living and dining rooms, separated only by pillared buttresses, are 25 feet long. All the essentials of a well-designed home are found in this cozy bungalow.

Its cost, built in first class style, was \$1850, but with cheaper materials and workmanship it might be built for about \$1775.





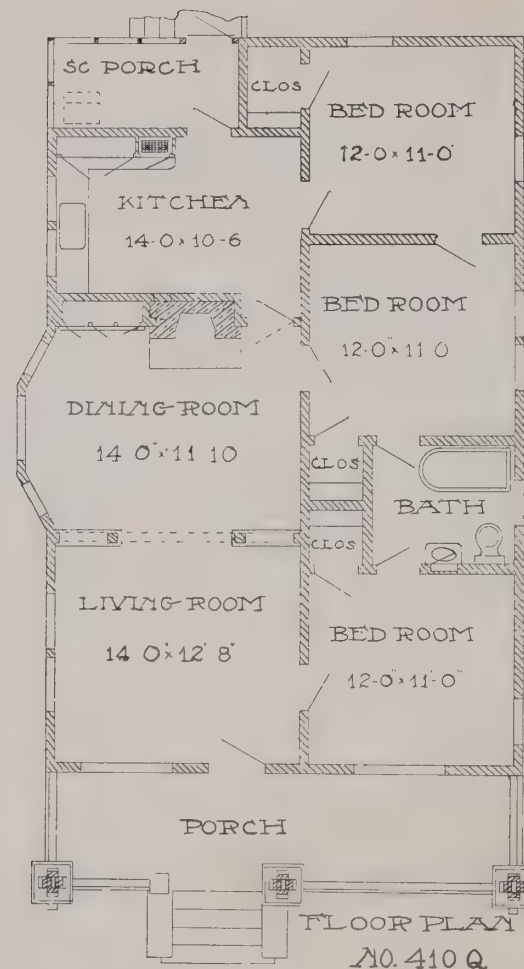
NUMBER 410 Q

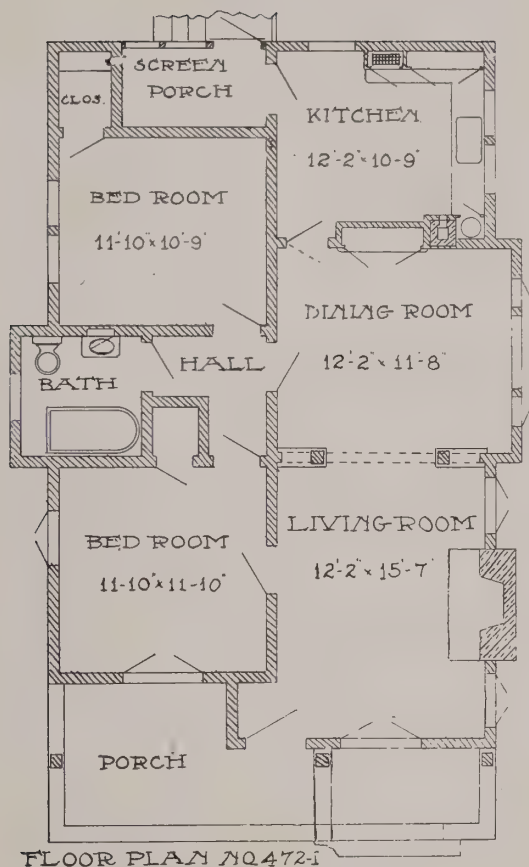
PLAN 410 Q. This plan is a reversal of No. 410 P, found in this book. The front elevation, however, differs considerably from that number. It will be seen from the letter that the series is quite extended.

Do not think that a plan you like can not be used by you because it has, for instance, the dining room on the left side of the house when you want it on the right. Any plan shown can be had in reverse arrangement. Of course lettering also would be reversed.

In this plan, the front elevation is particularly attractive and is as pretty a design as can be found for the cost. The interior is finished in good taste and it includes all the necessary features of a comfortable and enjoyable home.

Built in an excellent grade of material and workmanship, this house cost \$1800, which possibly could be reduced to \$1600 by cheap construction, a plan not to be advised.





NUMBER 472 I

PLAN 472 I. Series 472 in its numerous modifications has proved popular wherever built. The arrangement of it here shown offers more variety in exterior than a number of the cheaper homes. The porch combination of roof and pergola, presents an attractive front.

The five rooms surround a convenient hallway. Living and dining rooms have oak floors; in the former is a simply designed brick mantel and in the latter a pretty buffet. Between the two rooms are pillared buttresses.

This bungalow was built for \$1850, but cheaper construction might reduce the cost to \$1700. For a beautiful array of bungalows costing over \$2250, see "Practical Bungalows," published by this Company.





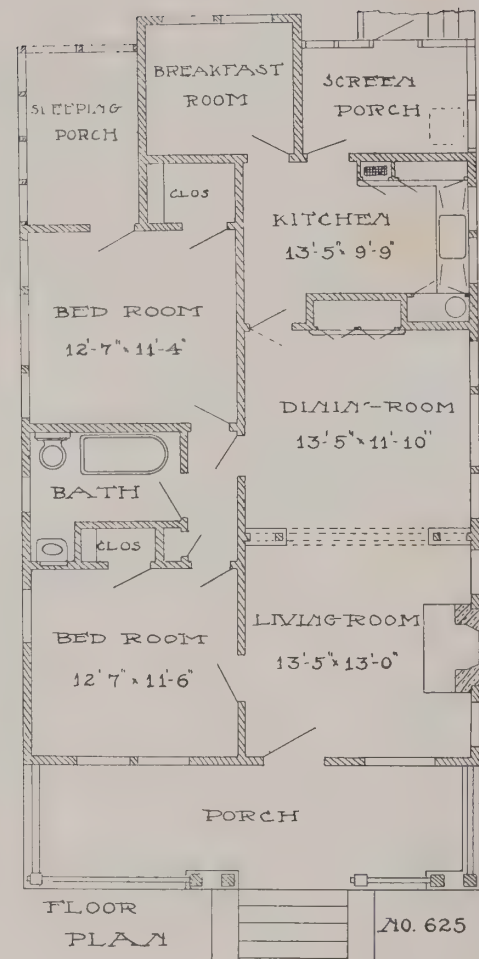
NUMBER 625

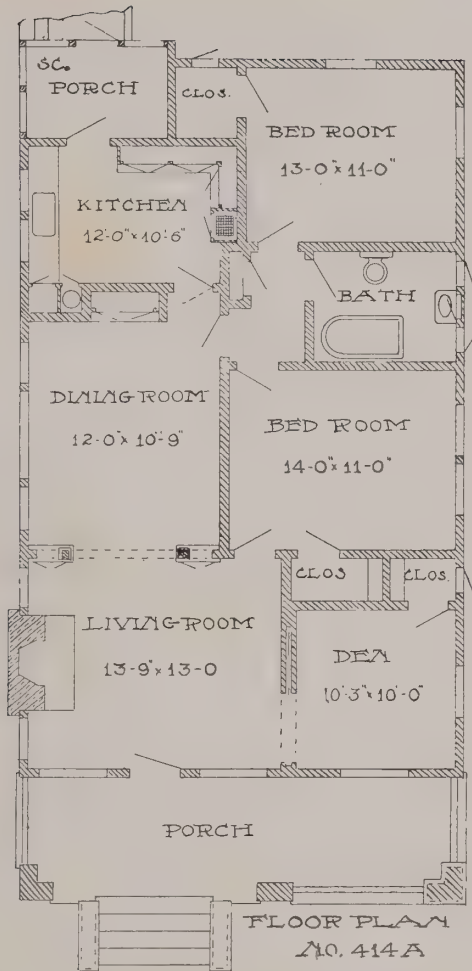
PLAN 625. This bungalow furnishes unusual accommodation for the money and, besides, offers an attractive appearance. It is well adapted to a narrow lot as the side lines are straight and the width is but 26 feet. Besides the six rooms there are two porches and a screen sleeping room. The latter could be sided and used as a children's room, or the breakfast room could be used as a child's sleeping or play room or as a sewing room if not desired for its original purpose.

The mantel, buffet and pillared buttresses are neat in design and the kitchen equipment contains all the necessities for comfortable work.

This bungalow cost, in this finish, \$1850, but it possibly could be built for \$1675 with cheaper material and labor, which, by the way, we would not recommend.

Read the page about ordering plans, at the front of the book.





NUMBER 414 A

**PLAN 414 A.** This is a six-room bungalow planned to give all the room possible for the cost. The simple oblong and straight roof arrangement is a factor in keeping the expense within a low limit.

It has all the usual accommodations of a five-room bungalow with a den added, off the living room. This so-called den could be used as a library, sewing room or child's bed room, as the taste and necessity of the occupant determined. Dining room, living room and den have oak floors; the mantel is built of art tile. A small hallway gives communication to the bath room from the bed rooms and the living room.

The cost was \$1975, which might be reduced to about \$1850 by cheaper construction.

See "Practical Bungalows" for more expensive homes. Any plan in it or in this book may be had in working blue prints for \$5.00.

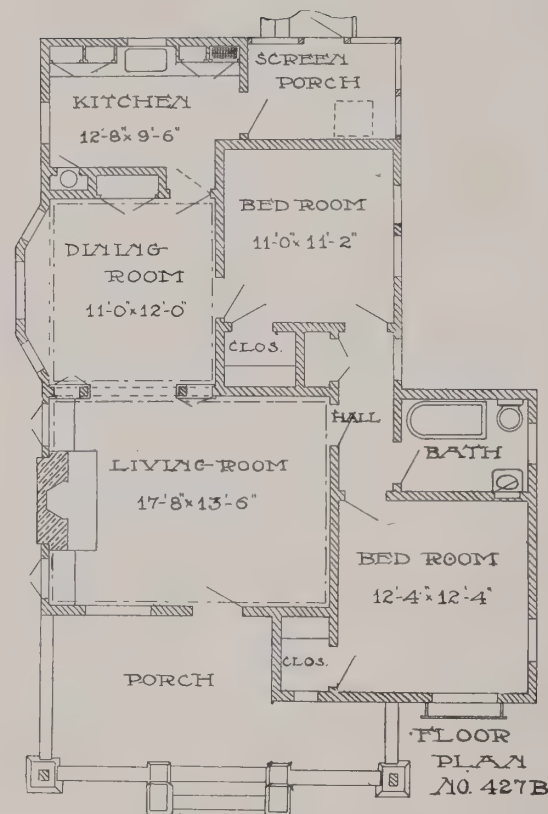


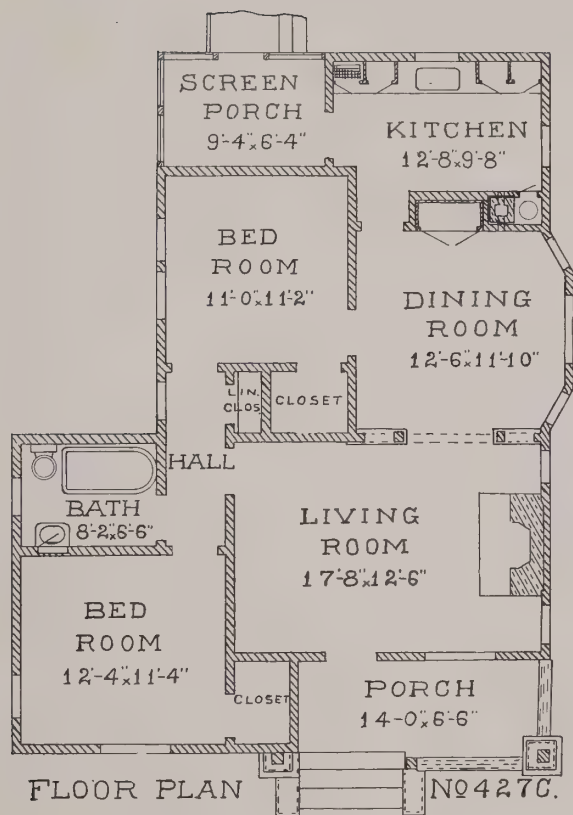


NUMBER 427 B

PLAN 427 B. Here is a typical bungalow of the California style. It has a low pitched roof with extending eaves and that low, inviting appearance that is the charm of the real bungalow. Not only is the exterior attractive but the plan shows a practical and convenient arrangement of the rooms, with special note to the convenience of the hallway.

The living and dining rooms have oak floors and paneled walls. The chimney and mantel are attractive cobble-stone constructions and there is an ample buffet between dining room and kitchen. In the dining room bay is a built-in window seat with hinged top. The cabinet kitchen is complete in its various features, and there is a full supply of closets in the house. The cost, as above, was \$1900, which might possibly be cut to \$1800 for cheaper construction.



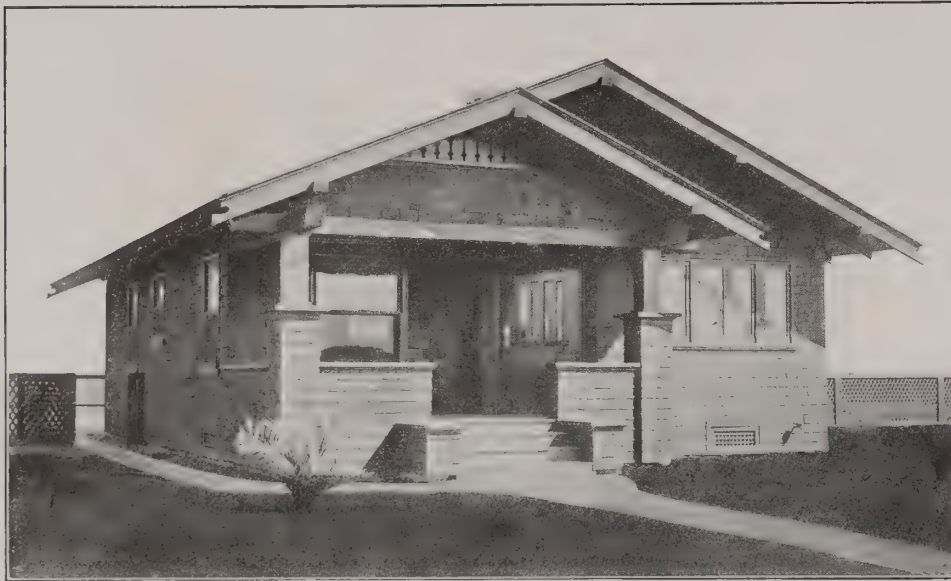


NUMBER 427 C

PLAN 427 C. This five-room plan shows an excellent arrangement of rooms and the bungalow is more commodious than the exterior indicates. The living room is of good size and is provided with a neat brick mantel. The hallway to the left is entered from three rooms and the bath. The dining room has a neat buffet and an attractive bay window. It is separated from the living room by pillared buttresses. In the kitchen is found a full equipment of cupboards, sink, drain board, cooling closet and boiler. The bed rooms have good closets; the linen closet is placed off the hallway.

Built as above, this cozy bungalow cost \$1600, but if cheaper materials and work were used, it might be built as low as \$1400. Many bungalows costing from \$1500 to \$4500 are shown in "Modern Homes of California." Send 50 cents to the publishers of this book for a copy.



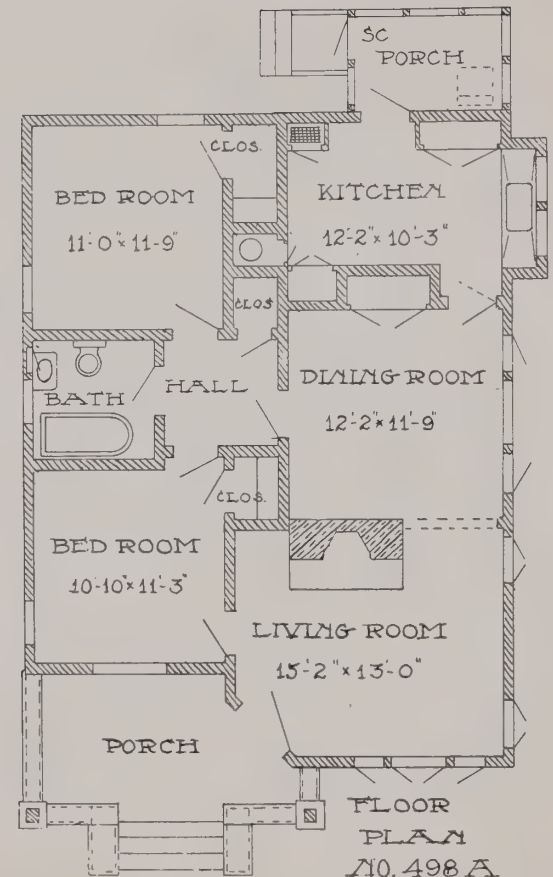


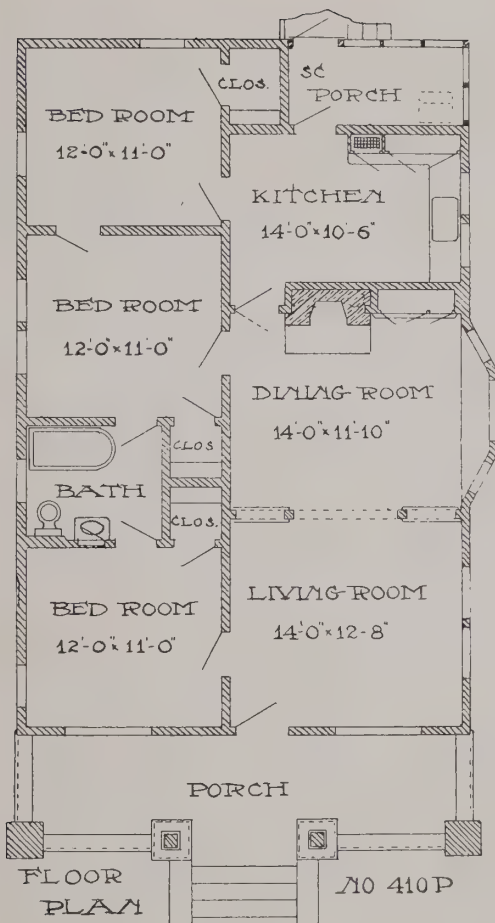
NUMBER 498 A

PLAN 498 A. This is as pretty a little bungalow as can be built for the money. It has five good sized rooms surrounding a central hallway, which, while not large, enables one to reach the bath room without passing through a bed room.

Both roof and walls are covered with shingles, which gives a pleasing rustic effect to the bungalow. The living room has a handsome brick mantel and the dining room a pretty buffet, and both rooms have oak flooring. The kitchen has an ample equipment of built-in features.

Built in the attractive style as pictured and described, this bungalow cost \$1675. Of cheaper material and workmanship it might be built for about \$1500. More expensive homes can be found in "Practical Bungalows," published by the Los Angeles Investment Company.





NUMBER 410 P

PLAN 410 P. Many of the plans of this Company proved so popular that a number of variations of them have been made to satisfy different demands. No. 410 series, for instance, has many modifications. Several of them run higher in cost than the limit established for this book.

The plan here shown has three good-sized bed rooms, which makes it available for a family of five or six persons. Its front elevation differs from the others and, for one thing, offers a porch roofed the full width of the house. The same plan reversed is shown in No. 410 Q, in this book.

This bungalow cost \$1875, which possibly could be reduced to \$1700 if cheaper construction were used.

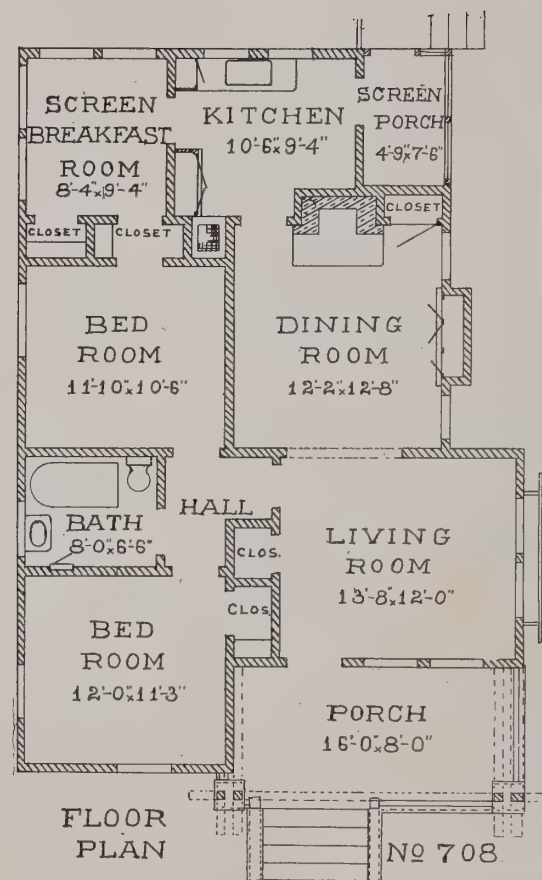


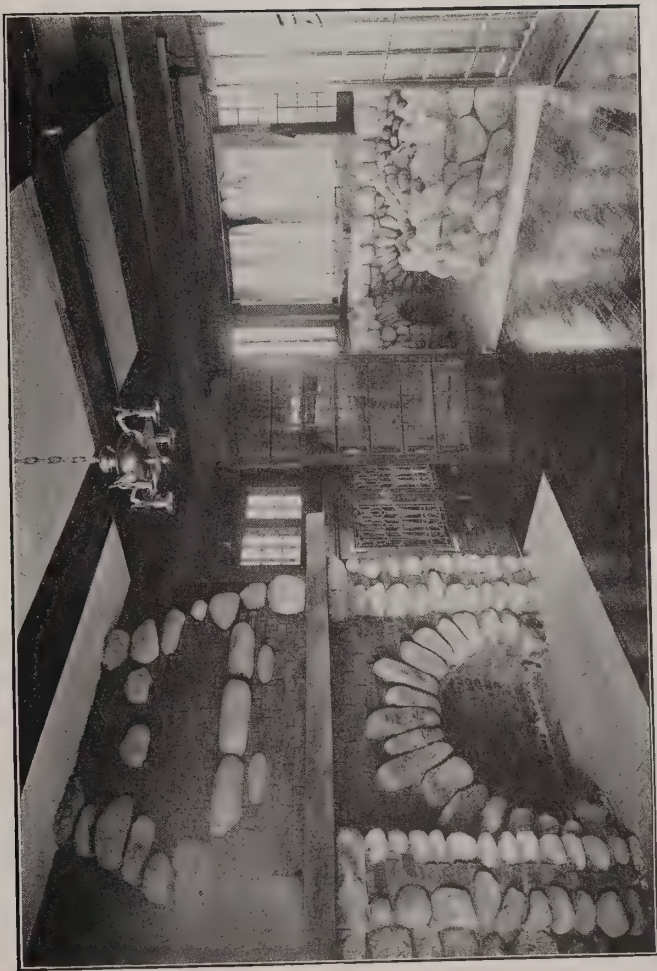


NUMBER 708

PLAN 708. This is a variation of the six-room idea and one that will appeal to many persons because of various pleasing little touches. The shingling of the walls adds to the rustic appearance—an exterior finish much more common in the west than in the east. Comparing this with the many other six-room plans in this book, one easily can make a selection and the wall covering can be ordered to suit the taste, as there is not a wide divergence of cost between siding, rustic and shingles. Cement plaster is somewhat more expensive. This bungalow has all the features detailed in the other homes of the same range of price and is equally well finished.

This bungalow cost about \$1650 to build, with possibly \$1500 as a minimum price for cheaper material and work.





MANTEL IN NUMBER 483

Someone has defined a bungalow as "a fireplace, boxed in," and certainly the fireplace is a vital feature. Its natural place is the living room, though occasionally found in the dining room, as some of these plans show. Brick is most generally used and many artistic designs are produced in both rough and smooth brick. In combination with cobble-stones it gives a rustic effect, as shown above. Stone mantels are found in many designs, one of which is pictured below.



MANTEL IN NUMBER 358



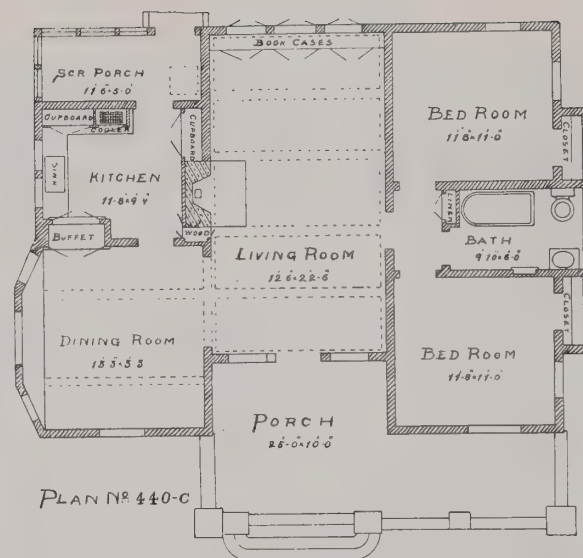


NUMBER 440 C

PLAN 440 C. In this five-room plan there is an inside hall, opening from the living room and communicating with both bedrooms and the bath room.

This hall occupies the space given to closets in plans 440, 440 A and 440 B,—these are consequently provided for by an extension of a portion of the outside wall which also gives a bath room of greater area. The extension of the wall is limited in this case to two feet in order to keep it well within the roof limits, but if larger closets are thought necessary it may be increased a foot or more, thus adding to either the length of the bath room or to the width of the hall.

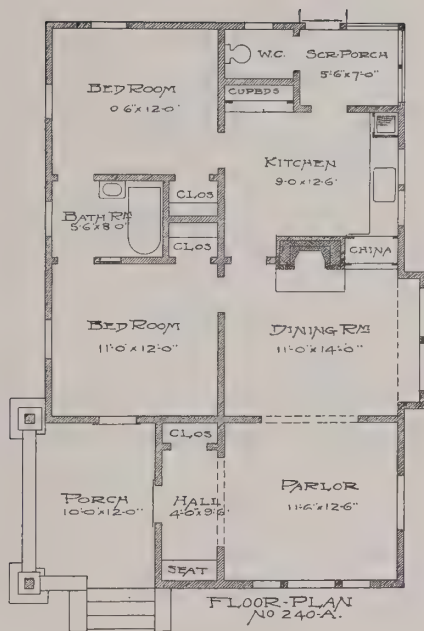
In some of the 440 series the porch is carried in front of the



dining room, and in others in front of the bedroom, and the exteriors also differ in other respects. In this, the porch shows two brick piers with pyramidal wood columns above, and three brick pedestals, which serve as supports for large Japanese flower tubs. Chains take the place of balustrades, and a well designed ventilating gable shelters the whole.

This house can be built at a cost of from \$1900 to \$2150, according to materials and finish.

"Practical Bungalows" contains 70 handsome homes costing from \$2250 to \$5000. Send 50 cents for a copy.



NUMBER 240 A

PLAN 240 A. A cozy little bungalow, containing five rooms of comfortable size.

Access from the porch is into a 4x9½ foot hall, having a seat at one end, and a small closet at the other. This hall is virtually an extension of the living room (or parlor), which also connects through another wide-cased opening with the dining room.

The mantel, of red pressed brick, with a heavy wood shelf, occupies the center of the side opposite the living room; the buffet, or china closet, is built into the partition at the right hand, the door to the kitchen occupying the other side.

Porch piers and step buttresses are of brick, the steps and porch floor of cement, and the walls are covered with lap siding about 2½ feet above floor line, and re-saw siding above. The roof is hipped at three corners, but has a small gable at the end of the porch, which is mostly within the building proper, occupying one corner, and measuring 9½x12 feet.

This house cost \$1725 to build of good material; a lower grade might reduce the cost to about \$1600.

For more expensive houses see "Practical Bungalows," sent on receipt of 50 cents.

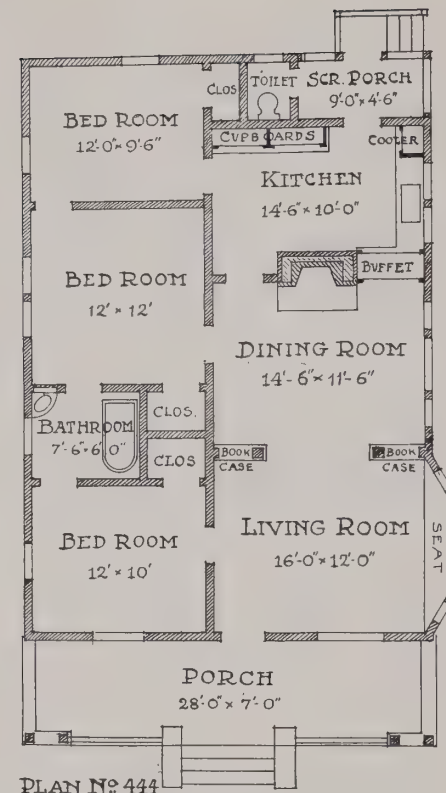




NUMBER 444

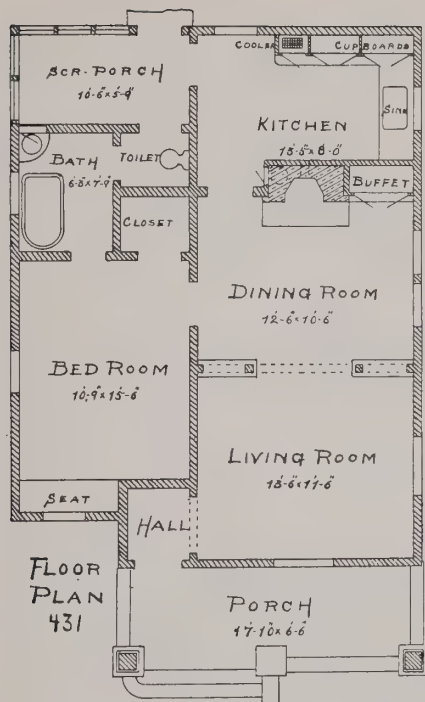
PLAN 444. This is an attractive and commodious six-room bungalow. Its three large gables, with barge boards supported by fancifully fashioned brackets, together with its plentiful use of painted trimmings, contrasting strongly with its dark re-saw siding walls and light colored roof, make it a noticeable home.

Entering the living room there is seen a broad bay, embracing one entire end with its five casement windows over a long window seat, and through the buttressed opening to the dining room appears the fireplace, buffet, and triple windows.



The kitchen is fully equipped with cooler, cupboards, closets, drawers, sink with open-work plumbing, boiler closet, and flour bin. It opens on the screen porch from which the toilet is reached. The bath room is conveniently located between the principal bedrooms.

This residence is 28 feet front and 40 deep and can be built for \$1900 to \$2100, according to material and finish.



NUMBER 431

PLAN 431. Four room bungalows are not in as active demand as those of five and six rooms, but they meet the requirements of small families who do not need an extra bedroom, but who want sizeable living room and dining room with other features of a larger home.

For the benefit of such, we present this modest bungalow, which embodies all the conveniences likely to be called for.

The arrangement of the rooms could hardly be improved, and the exterior, though simple and inexpensive, is planned in good taste.

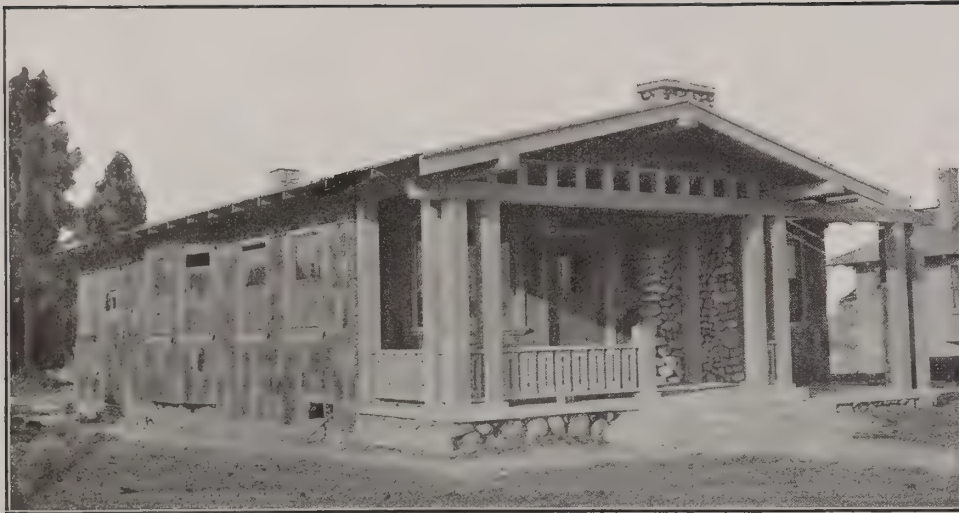
Brick porch piers and buttresses, with a center pedestal, short and stout paneled posts and bolsters above, supporting a painted en-

tablature; painted barge boards, brackets, rafter ends and door and window trim; cement steps, pier and buttress caps; windows cut into small lights; re-saw siding and painted porch ceiling—all these are combined in this bungalow in neat, attractive and economical way.

It has been built at a cost of \$1500, when the best of materials was employed. Using cheaper material it could be built for as low as \$1350.

Beautiful bungalows over \$2250 in "Practical Bungalows." Send 50 cents to the Company for a copy.





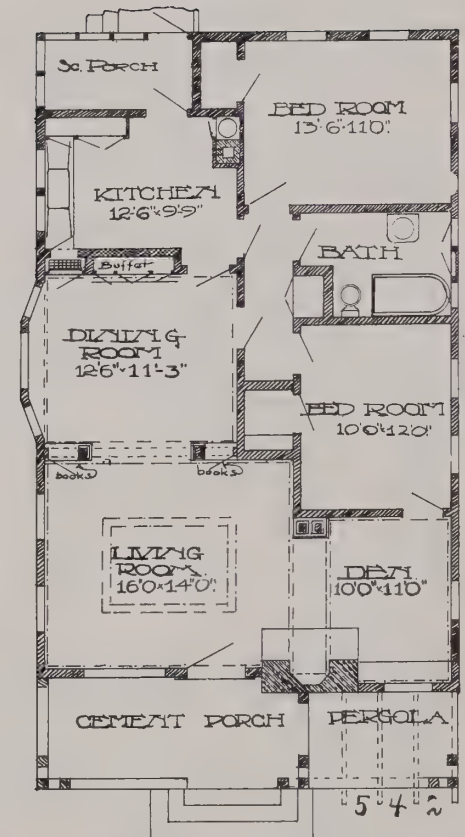
NUMBER 542

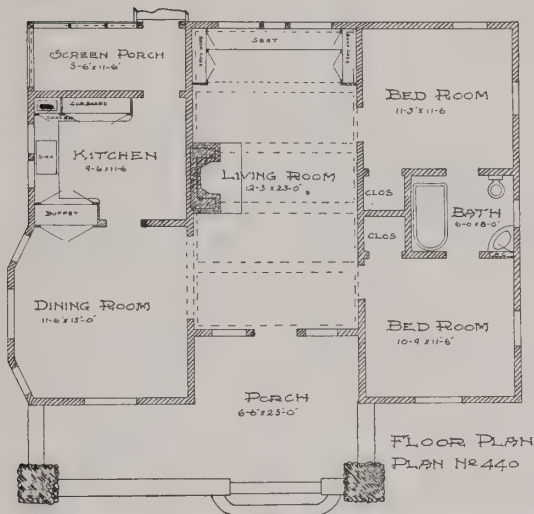
PLAN 542. Here is a novel little home quite on the rustic style. While the exterior is modest, the house includes accommodations generally found with a much more pretentious front. Six comfortable rooms there are and finished in the best of style. Back of the porch is the living room; back of the pergola is the "den," both half-beamed and oak-floored. The cobble fireplace is at the front, serving both rooms.

A feature in the dining room is placing the cooling closet beside the buffet, opening into both dining room and kitchen, and further serving as a pass-way for dishes.

The rear hallway serves for communication between five rooms and by a re-arrangement of the closet could also serve the living room. Built-in book cases, seats, cupboards, etc., complete a cozy home which can be built in this style for \$2000 or of cheaper construction for about \$1900.

At moderate expense a different exterior could be supplied for this floor plan, should the taste of the builder demand it.





NUMBER 440



NO. 440. LIVING ROOM

PLAN 440. Almost the only difference between this plan and 440 C, shown on page 34, consists in the arrangement of the porch, hall way, closets and book cases.

The porch has been carried across the dining room front instead of the bedroom front as in the other, but the designs in other respects bear a strong resemblance.

In this design there is a picturesque mingling of klinker bricks and cobblestones in the porch, which radically changes the appearance, even were the lines identical.

Attention is called to the porch, a portion being recessed deeply, usable as an out-of-door living room. This bungalow can be built for from \$1750 to \$1950, according to materials used.

The price of each set of plans as they stand is \$5.00, only one-half to one-sixth what is generally charged. The architects of this company will make rearrangements of them at moderate figures, dependent on the work required.





NUMBER 389 I

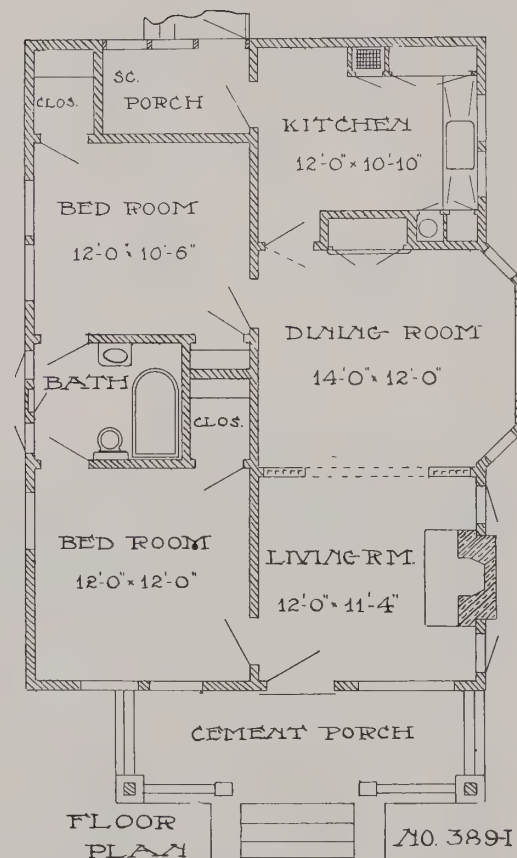
PLAN 389 I. This plan shows an elevation along simple and straight lines. It is similar to 623 A, except that the mantel and fireplace are transferred to the living room and the buffet is put in the place occupied by the mantel in 623 A. The buffet is a pleasing one and the mantel is built along quiet but artistic lines.

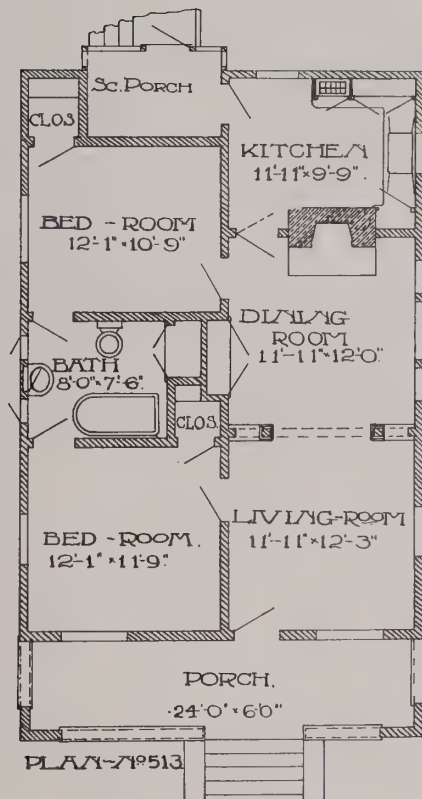
An array of cupboards and drawers covers one full side of the kitchen, with a sink and draining boards on another. Each bed room has its closet. The linen closet opens off the rear bed room.

The roof is covered with Silveroid, a composition roofing, of a dull silver color. Shingles could be substituted if desired and if the pitch of the roof were made steeper.

The cost of this bungalow was \$1575, which might be reduced to about \$1400 if cheaper material were used.

Working blue prints of any bungalow in the book can be had of this Company for \$5.00. See directions for ordering plans, on page four.





NUMBER 513

PLAN 513. This plan offers a comfortable home with all modern necessities in its five rooms without going to expensive luxury. The walls are covered with three-lap rustic and finished with shingles in the gable ends. The front porch is 24 by 6 feet.

The living and dining rooms are separated by an arched and buttressed opening and the full length of the combined rooms is 25 feet. Both rooms have oak floors. There is a brick mantel and a pretty buffet. The kitchen is provided with a goodly array of cupboards, bins, drawers and sink.

This house has been built for \$1700; but by the omission of oak flooring and the use of cheaper material elsewhere, the cost could be reduced to about \$1600.

"Practical Bungalows," published by this Company, shows seventy higher class bungalows, erected at an expense of from \$2250 to \$8000.



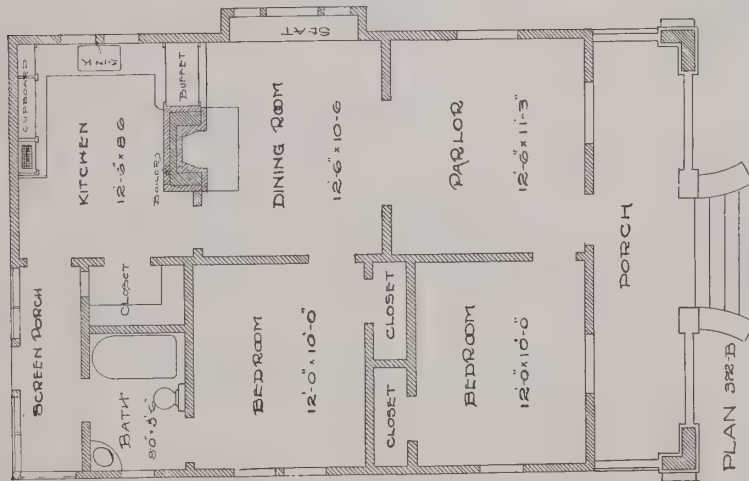




NO. 372 B. LIVING AND DINING ROOMS



NUMBER 372 B



In PLAN 372 B the walls are covered with re-saw siding to the window-sill height, where they are separated from the shingled walls above by a continuous moulded sill course, the colors of the two surfaces being in contrast.

An open balustrade and paneled posts at the steps serve further to differentiate this design from others of this series except "D," which it more closely resembles. The step buttresses in this example are of cobblestones, with cement steps, giving it distinctiveness.

This attractive and well planned home can be built of the best material for \$1700, but if cheaper material is used and common finish it can be put up for \$1575.

More expensive homes are shown in "Practical Bungalows."

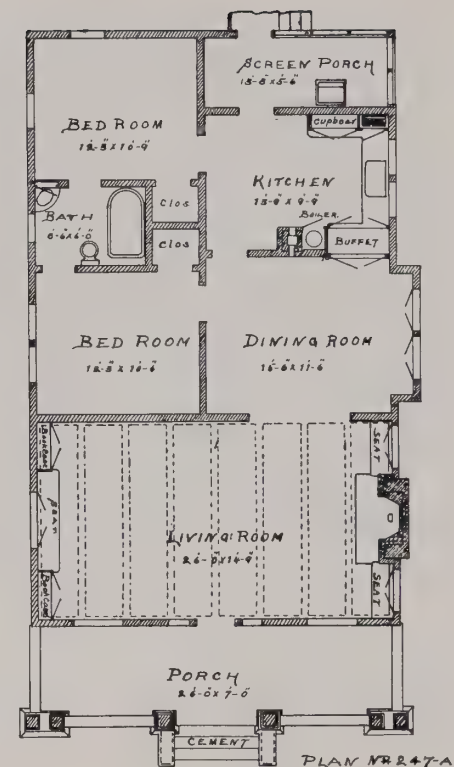




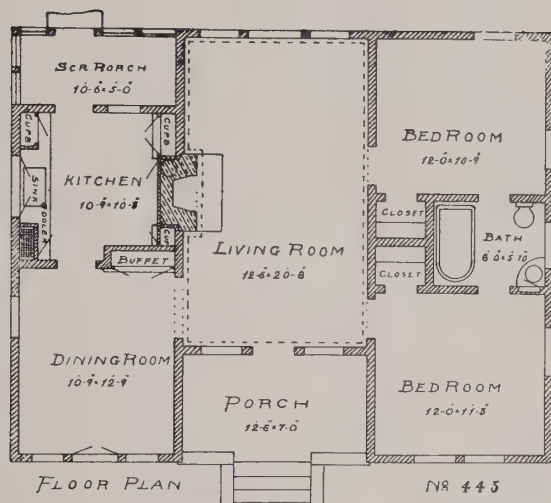
NUMBER 247 A

PLAN 247 A. This five-room bungalow has a large living room with klinker-brick fireplace and window seats at one end, and two built-in bookcases with long seat between, at the other end. It has plate rail and beamed ceiling, large front windows, sidelights to front door, and casement windows over the window seats.

The dining room has a buffet with mirrors, china cabinets, and drawers. The kitchen has separate chimney, and is equipped with a cooler, cupboards, drawers, boiler closet, flour bin and sink.



The exterior is covered with re-saw siding, except the porch piers and chimneys, which are of blue brick plentifully peppered with klinker bricks, the former capped with cement, upon which the porch posts rest. A pleasing touch is given to the front gable by the small window, flanked with louver ventilators and surmounted by a projecting roof supported by a bracketed plate. This bungalow can be built at a cost of from \$1750 to \$2000, according to the materials and finish used.



NUMBER 443

**PLAN 443.** The exterior view shows the long, low effect—always a pleasing characteristic of a bungalow—that can be obtained by running a moulded window sill course entirely around the building, and treating the wall spaces above and below differently.

In the present instance, the place below this string course consists of wide rough boards and battens run vertically and battened three or four inches, while the upper walls are shingled. This is a very satisfactory treatment, especially if there is a marked contrast in color effect.

The long, low effect is further emphasized by the treatment of

the dormer window, with its low pitched shed roof and its two windows, each divided into small rectangular panes of glass—the horizontal dimensions always predominating. Also by the transom, similarly divided, over the center portion of the triple window of the living room, and the triple effect of the door with broad side lights all spanned by a continuous head trim.

This design, although simple, has been found pleasing, especially where the color scheme has been adequately carried out.

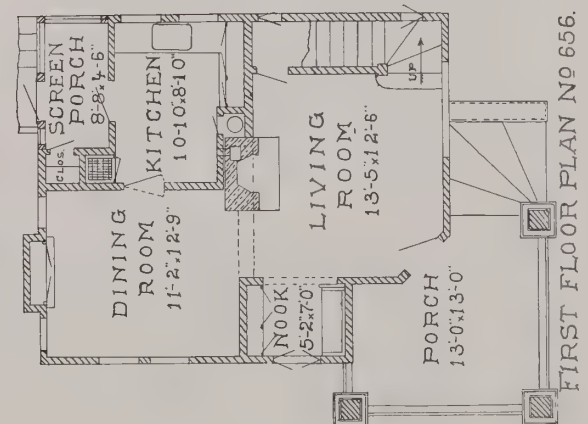
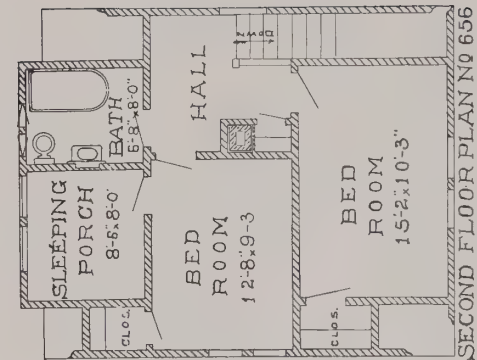
It can be built at a cost of \$1600 to \$1750, according to material and finish. See "Practical Bungalows" for larger houses.





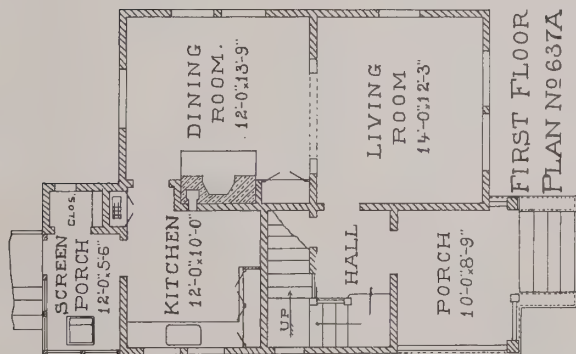
NUMBER 656

PLAN 656. This plan presents a five-room house with hallway and sleeping porch. It is a decidedly attractive two-story home and is planned throughout to give all the accommodation possible for the cost. There is a thirteen-foot square porch, with door set diagonally into the living room. To the left of the latter there is a cozy nook with built-in seat and book cases. A fine brick mantel is opposite the front door, and to the right is the stairway. The dining room is entered through a plastered arch, opposite which is a neat buffet. The kitchen is of the cabinet style preferred by many, and is fully equipped.

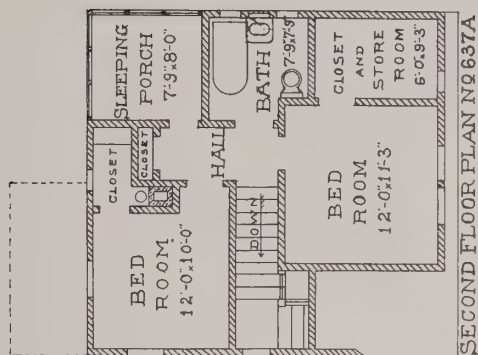


Upstairs, one of the bed rooms is extra large, being 15 feet long, and from the other opens the screened sleeping porch. Convenience of plan and neatness of finish are features of the house.

The cost was about \$1975, which might be cut to \$1900 for cheaper work and materials.



FIRST FLOOR  
PLAN No 637A



SECOND FLOOR PLAN No 637A

PLAN 637 A. Here is a two-story, five-room bungalow designed to give the most accommodation for the expenditure. An examination of the plans will show that the house embodies much that goes to make a comfortable home, with attractive exterior and interior finish.

The first floor has two porches, hallway, living and dining rooms



NUMBER 637 A

and kitchen; the second floor, two bed rooms, screened sleeping porch, hallway, bath room and store-room. The dining room has a cement and brick mantel and beside it the buffet. The kitchen and adjacent porch have all the utilities of such a room and its annex. Upstairs the closets are of ample size and there is an extra large store-room. The house is economical to build and to keep up.

The cost as above was \$1900, which might be reduced to \$1850 in cheaper material and work.



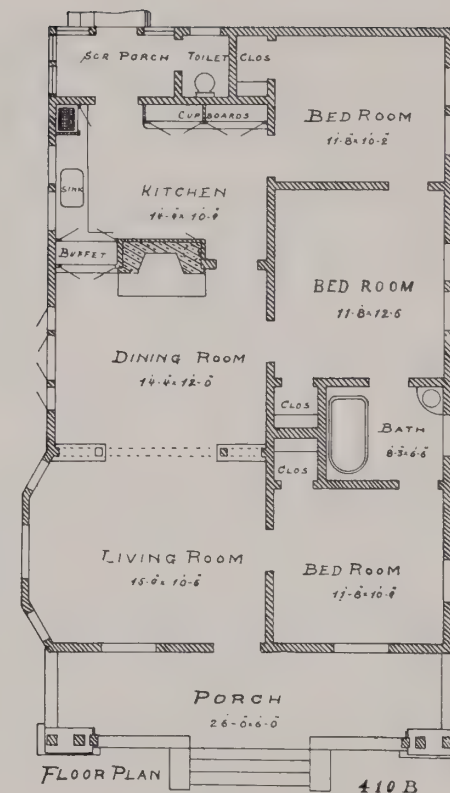


NUMBER 410 B

PLAN 410 B. Three floor plans from the 410 series—B, P and Q—were selected, because, although similar in the general arrangement of rooms, they differ in details and in exterior appearance.

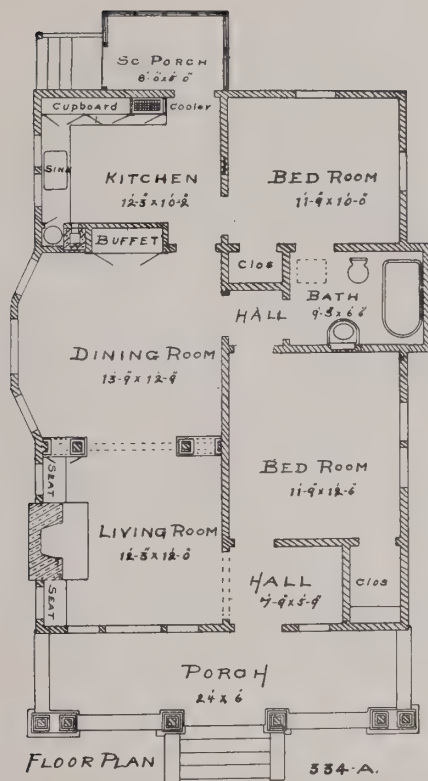
This one has the bay window in the living room and the mantel in the dining room, reversing the arrangement in some of the series. This has the bath room between the front two bedrooms; in others it is farther back. Other points of difference will be seen by examination of the plans.

This exterior has cobblestone porch piers and long columns, wooden balustrades—all in a pleasing arrangement.



The plan provides ample accommodation, as the rooms are of liberal size. It has been built at a cost of \$2150 for the best of materials and workmanship. A cheaper grade might reduce the cost about \$200.

Remember that working, blueprint plans for any house shown in this book may be had for \$5.00.



**PLAN 334 A.** For an inexpensive house the one here shown will meet the demands of many bungalow builders. It offers five good-sized rooms, a hall, bath room and various built-in adornments.

The porch is 24 feet long and is fronted with a wooden balustrade. The living room is well designed, with a solid brick mantel, flanked by built-in seats and with paneled walls.

The dining room has a pretty buffet and a side extension. Between the two rooms, both of which have oak floors, are pillared



**NUMBER 334 A**

buttresses enclosing book cases with leaded glass doors. The kitchen is arranged with all usual conveniences and with plenty of cupboard room. Over the sink there is tiling; at the end of the cupboard is the cooler.

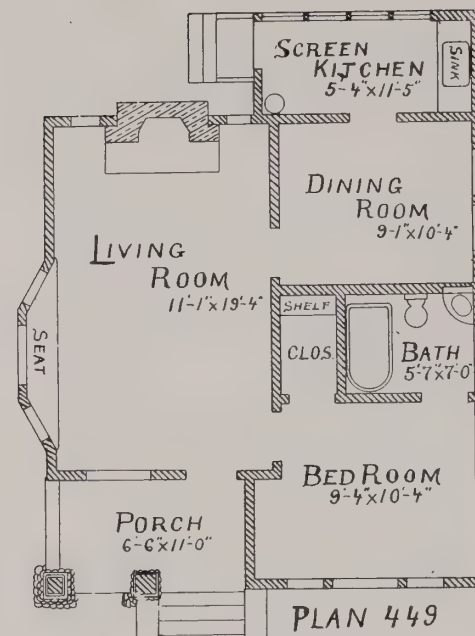
The bath is approachable from three rooms and is fully equipped with first class plumbing.

The exterior is covered with re-saw and trimmed in light colors. The house can be built for from \$1500 to \$1675, according to the grade of material and finish employed, the latter figure procuring the best quality. Blue prints of any of these houses can be had for \$5.00.





NUMBER 449



PLAN 449. Occasionally there is a home builder who desires a small house, but wants a home as well built, as far as it goes, as a six or eight room house. For these, there have been provided several plans of three-room bungalows, of which this is one.

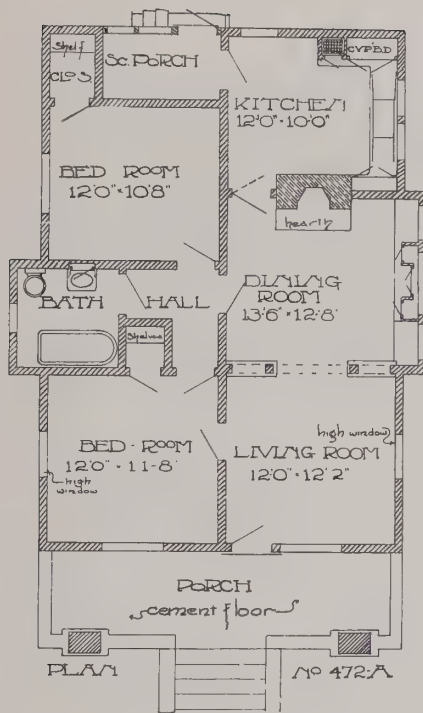
The exterior presents a pretty picture. The house is covered with resaw and is set off by the cobblestone porch pillars. The porch is  $11\frac{1}{2} \times 6\frac{1}{2}$  feet in size; a chain is used instead of railing or balustrade.

The living room occupies nearly half of the house, being 26 by 12 feet in area. It has a large triple bay window and a cobblestone fire-

place at the rear end, on each side of which are built-in book cases. The front bed room is of ample size and has a large closet and entrance to the bath room. The latter has all conveniences.

The dining room opens off the living room and is  $9\frac{1}{2}$  by 11 feet in size. The water heater and laundry tray are on the screen porch to the rear. The idea is to use this as a porch kitchen—an arrangement which, for most of the year, will keep the house cool. In a more severe climate this porch could be enclosed, instead of screened.

This cozy little home can be built in the best of style for \$1250 but could be put up for \$1000.



NUMBER 472 A

No. 472 SERIES. This series consists of several plans which have a similarity to the 372 Series referred to elsewhere in this collection.

From the several different exteriors are shown two sufficient to give an idea of this series. Plans of 472 A and 472 G have been selected as typical.

A variation in the materials used for porches, piers, steps and wall covering, or a slight change in the architectural treatment of gable or dormer, results in a new exterior.

PLAN 472 A exterior has a wooden porch floor and steps, walls covered with resaw siding, with shingled gables and dormer, and with substantial pier bolsters.

The prevailing colors are dark and nearly monochrome, the trimmings being stained or painted of a dark color; in fact the only light colors in evidence are on the steps and porch floor, and the window shades, but colors can be changed to suit.

Cost of 472 A was \$1700 for first class work. It could be cheapened to \$1600.





NUMBER 472 G

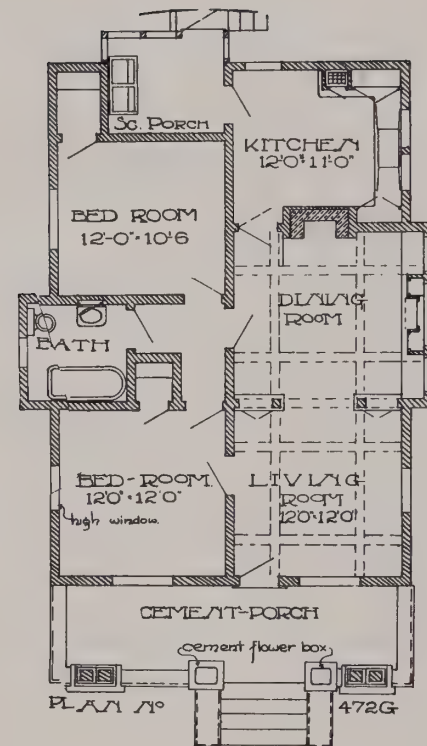
PLAN 472 G. There is a quiet dignity about the exterior appearance of this house which is matched by the artistic arrangement of the interior. The plan is not dissimilar to several others in this book, but the exterior has a personality of its own.

The five rooms offer sufficient accommodations for a moderate family and the finish is such that the occupant can be proud of his home.

Many of these photographs are taken immediately after the houses are finished, so the effect of flowers, vines and shrubbery must be left to the imagination of the reader.

Comparison with these where the foliage is grown will show the difference in attractiveness.

The cost of 472 G at present prices is \$1850, which might be reduced to \$1775 for cheaper work.



After a house is built, it is considerably easier to see what ought to have been incorporated into it than it is to plan it all beforehand; foresight is more productive of satisfaction than hindsight. This pertains to the planning of the kitchen as well as to other portions of the house. There are many small features which sum-total into a great deal of satisfaction and comfort to the housewife; and they can be planned and built into a new house just as well as not, and at a moderate expense.

"Practical Bungalows" contains seventy beautiful homes, ranging from \$2250 to \$5000. Sent postpaid for 50 cents.



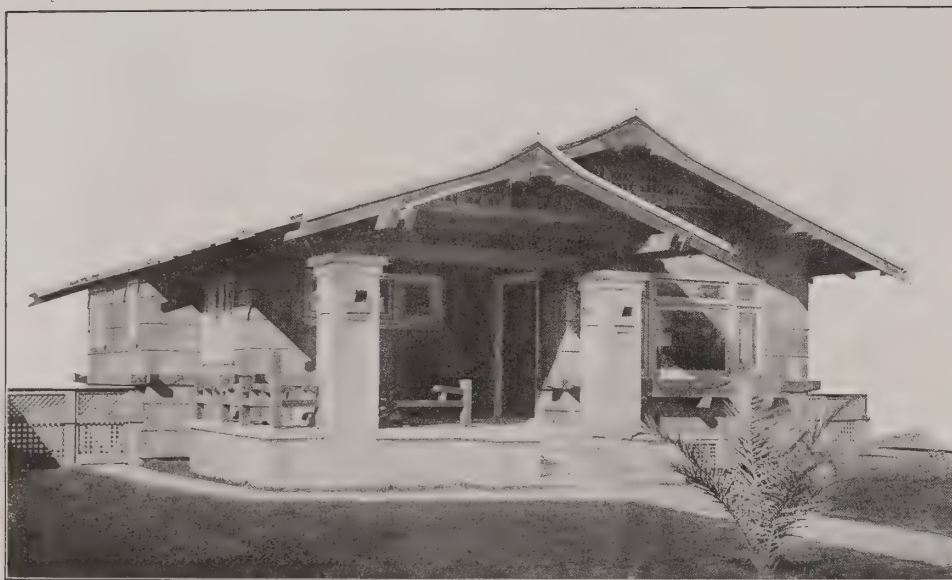
NO. 472 F. LIVING AND DINING ROOMS

The exterior of 472 G strikes a medium effect. The combination of blue and klinker bricks and cement in the porch, and of the stout wooden posts above, with the strikingly original treatment of the entablature and gable, make a very noticeable exterior. The porch floor and steps are of wood, and the walls of the bungalow are covered with re-saw siding. Masonry porch and step buttresses with wooden steps and porch floor frequently are found in the California bungalow.



INTERIOR OF 472 G



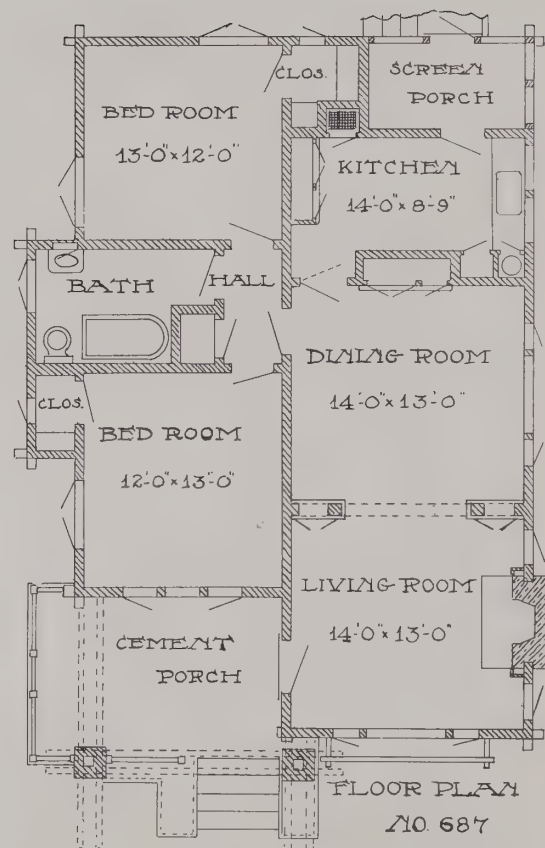


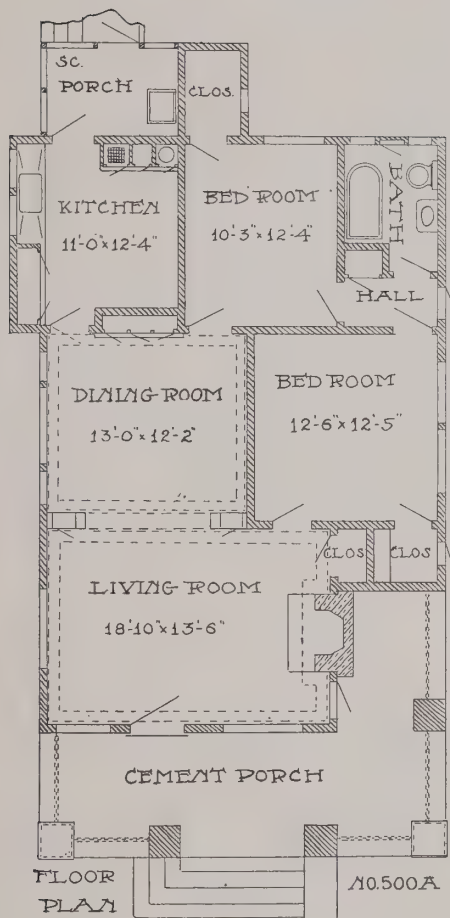
NUMBER 687

PLAN 687. This pretty bungalow shows a touch of Japanese influence, often seen on the Pacific coast in much more pronounced forms. Its lines, however, are not far enough away from the conventional to be called "freakish," as are some. It shows how attractive an artistic touch here and there may make a bungalow.

The five rooms are satisfactory in size and in finish. Tile and brick are used effectively in the mantel and similar taste is apparent in the design of the buffet and book cases built between the living and dining rooms, in buttresses surmounted by short pillars. No essential of a well-constructed bungalow is absent from this plan.

The cost, as above described and pictured, was \$1850, which might be cut to \$1725 if cheaper construction were used—which is not advised.





NUMBER 500 A.

PLAN 500 A. Here is a five-room bungalow in which the exterior lines are especially pleasing. It has the "mission" touch in ornamentation, even to the bells in the leaded glass of the buffet. The large cement porch, with its heavy pillars and piers, and the low pitch of the roof attracts attention at once, while the interior finish is equally in good taste. Instead of beam ceilings, a wood cove is run around the top of the walls in living and dining rooms and the absence of ceiling beams gives an effect of greater height.

The plan calls for the same excellence of material and finish that is found in all of the houses erected by the Los Angeles Investment Company, and so built, the house cost \$1950. In a lower grade of material and workmanship it might be put up for about \$1850.

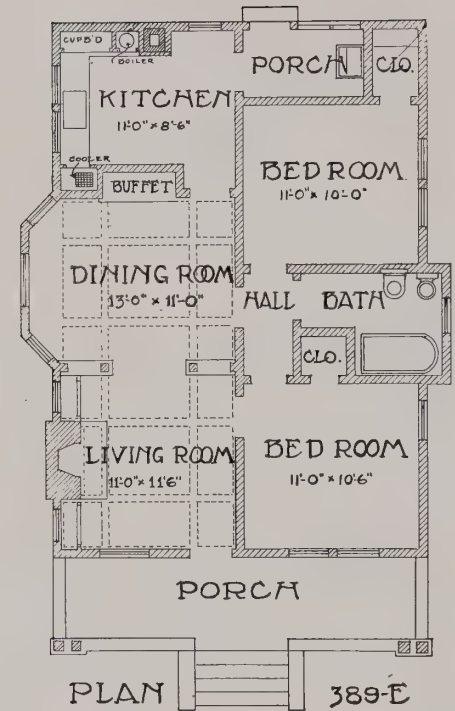




NUMBER 389 E

PLAN 389 E. This bungalow, though not large, possesses pleasing characteristics. The roof dormer standing out to the line of the porch requires a special support, which is here given by very substantial braces resting upon the corner pier caps and abutting against the heavy inner posts.

This is logical construction and satisfies the demand for strength at these particular points; it is also picturesque. To add to this unusual characteristic of design, the lower barge brackets abut against the outer posts higher up, and the dormer barge boards are similarly braced.



The walls are covered with resaw siding, and the casings, brackets and posts are painted.

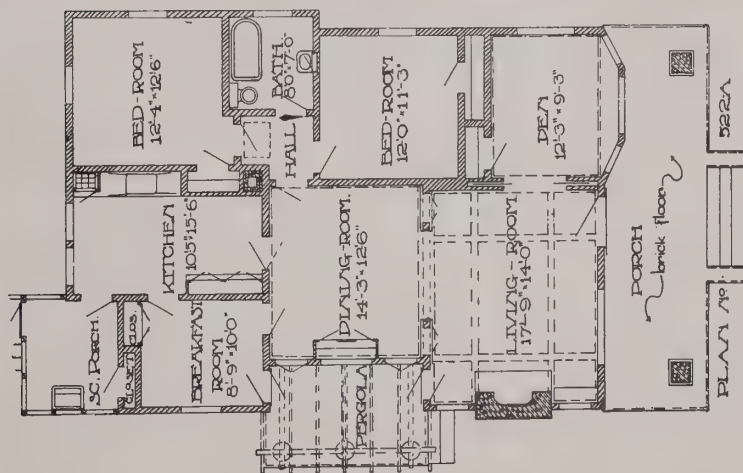
In the living room the rough brick fireplace is flanked by bookcases with leaded glass doors and the buffet has bevel plate mirror, two drawers and leaded glass cupboard doors.

The principal rooms have polished oak floors and beamed ceilings. There are two chimneys, a cooler, laundry tray, boiler closet and the usual drawers, cupboards, etc.

This bungalow can be built at a cost of from \$1650 to \$1900, the latter figure insuring the best material and workmanship.



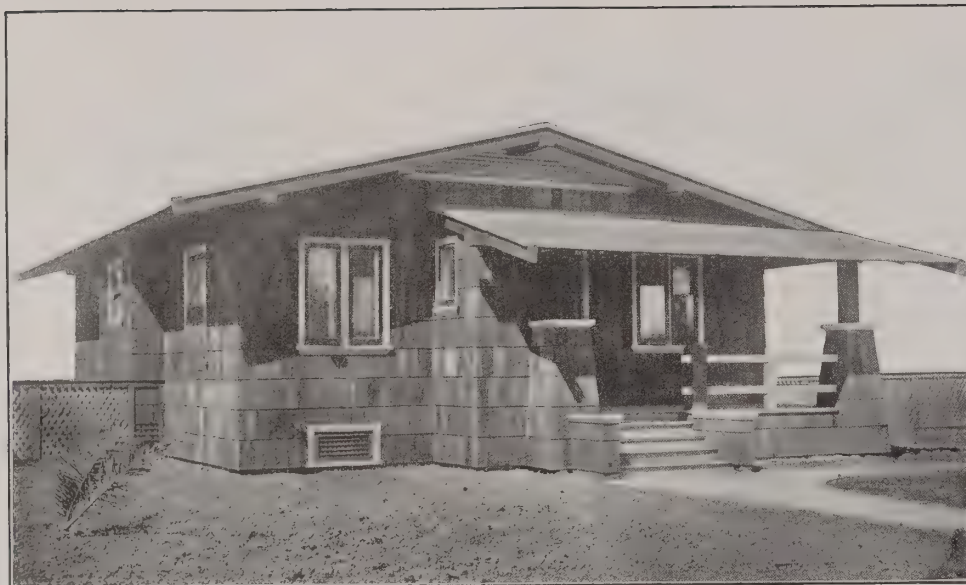
NUMBER 522 A



PLAN 522A. This attractive bungalow is especially suited to a corner lot, because of the pergola at the side. Of course, the plan can be had as here presented, or reversed, to suit an opposite corner. In case the pergola pillars and beams are not desired, about \$50 can be saved on the construction. The rooms in this plan are quite large and the arrangement of them leaves nothing to be desired. The combined length of living and dining rooms is twenty-six feet and beam ceilings, oak floors, book cases and buffet give a handsome effect. The kitchen is fifteen feet long and is fully supplied with built-in accessories. The den is large enough to be used as an emergency bed room.

With close attention to expenditure, this house can be built, at present prices, for \$2400, or of cheap material and finish for \$2300.





NUMBER 333 D.

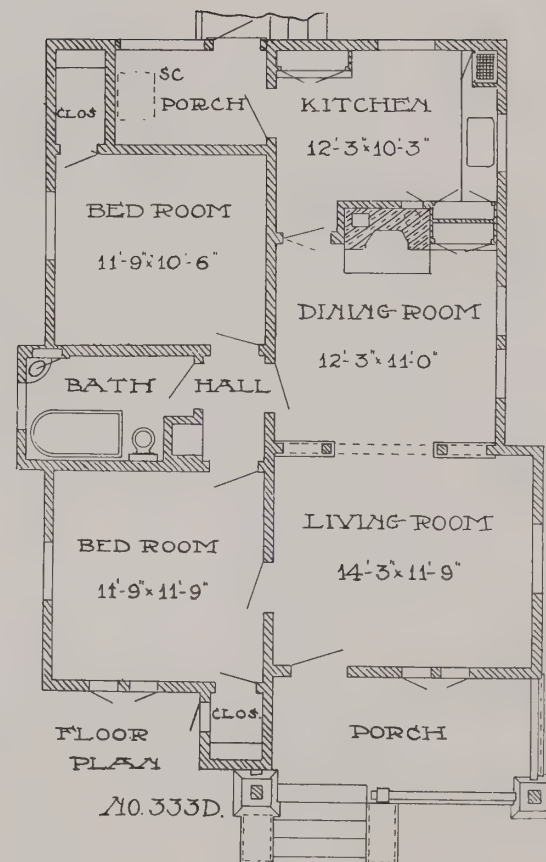
PLAN 333 D. This bungalow is planned to suit the demand for a home that will provide five comfortable rooms at moderate expense. The idea in its design was to keep the cost down to the limits of a moderate purse and at the same time to present a bungalow that should be comfortable in arrangement and neat as to exterior.

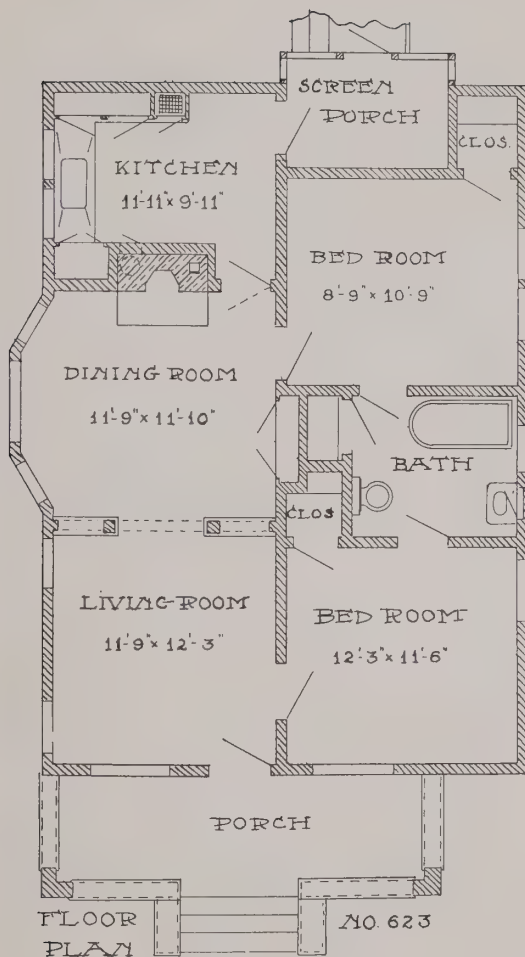
The mantel is of brick and the dining room has a neat buffet. The kitchen is provided with the usual essentials of sink, cupboards, drawers, bins, etc. The bedrooms are of good size and are well lighted.

Built of good material this bungalow cost about \$1650. If cheaper material and labor were used the cost might be cut down to about \$1600.

Blue print working plans of any house in this book or in "Practical Bungalows" will be sent for \$5.00.

See "Practical Bungalows" for homes over \$2250.





NUMBER 623

PLAN 623. This is another pretty five-room bungalow, for which number of rooms there is a large demand. This size of house is most economical for a small family. Another room can be added to almost any of the five-room houses, when desired.

In addition to the attractive front elevation, the interior will be found convenient in arrangement and artistic in appearance. Some details are oak floors in living and dining rooms, neat brick mantel, pretty buffet, artistic pillars on buttresses between living and dining rooms, a compact and complete kitchen, well lighted bedrooms and ample closets.

Built as above, this bungalow cost \$1600, but by cheaper construction the cost might be reduced to \$1550.





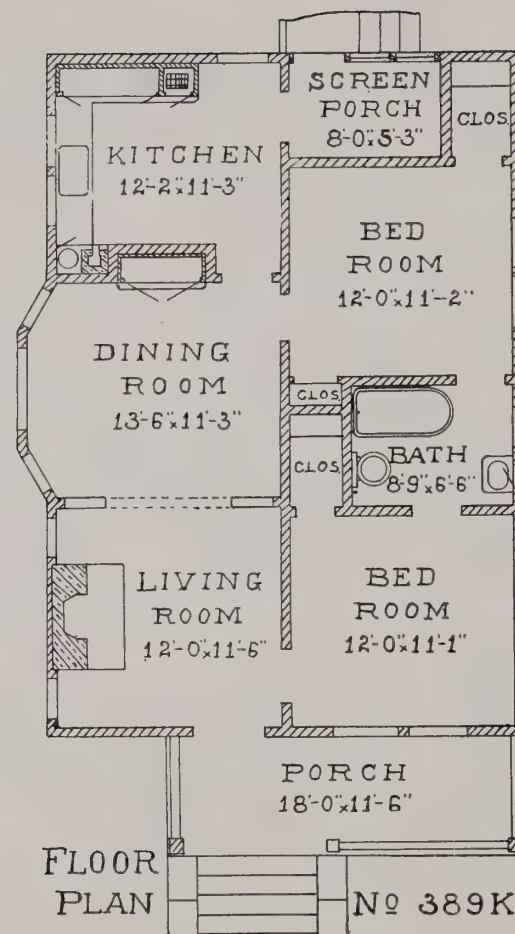
NUMBER 389 K

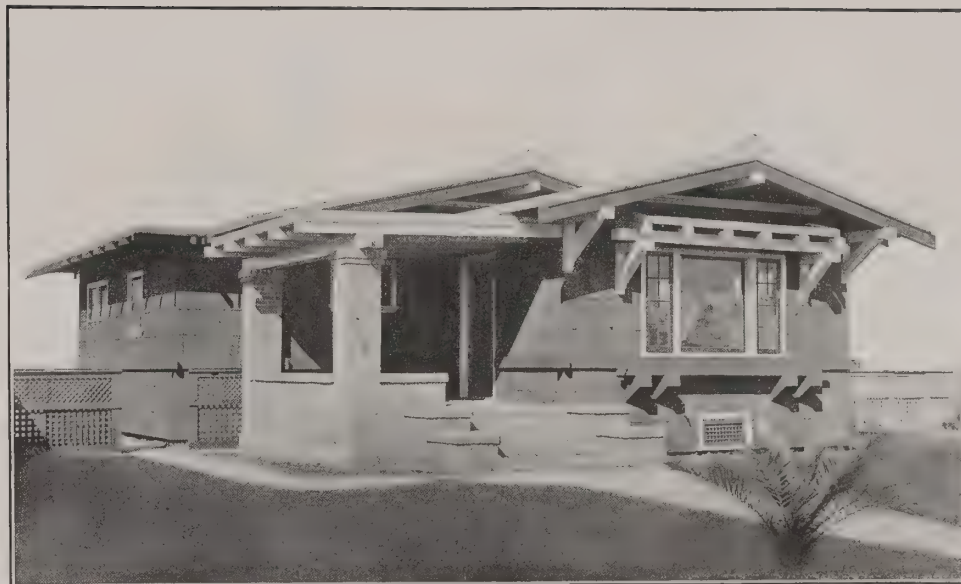
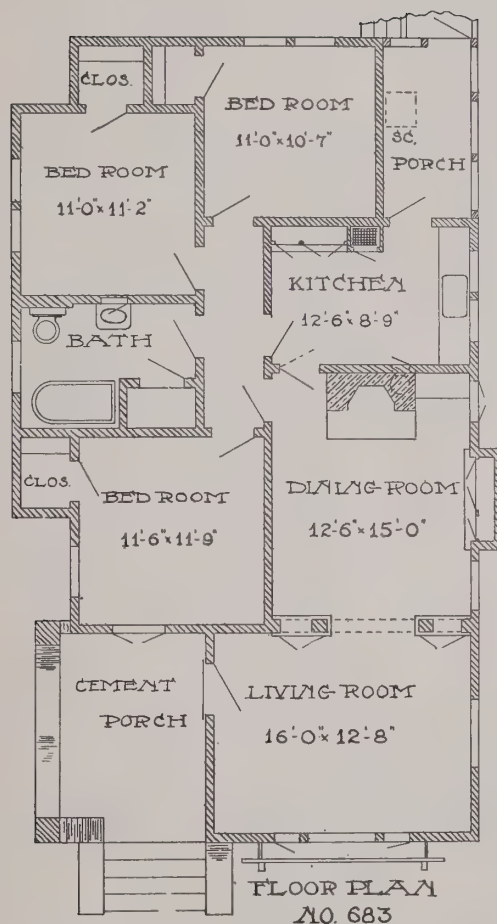
PLAN 389 K. In this bungalow the porch is carried only part way across the front, giving more light to the interior, a valuable feature in many locations.

This is an unusually low-priced design, but it affords the essentials of home comfort. The living room has a brick mantel, the dining room a good buffet, the kitchen has a full array of cupboards, sink, cooler, drawers, and so on. A bath room of ample size is placed between the two bedrooms and is equipped with an excellent grade of plumbing. Good closet room is added and a screen porch is entered at the rear.

This house cost about \$1450 to build, which might be cut to \$1275 for a cheaper grade of work and materials.

Working plans of any of our thousands in stock sent for \$5.00 a set.





NUMBER 683

PLAN 683. This pretty six-room bungalow shows Japanese influence somewhat in the curve at the ridge of the roof and in its low pitch. The porch, being at one side, gives full access of light and air to the living room. Six of the rooms surround the rear hallway, which is a valuable feature. Both mantel and buffet are found in the dining room. The mantel is built of light tapestry brick and eight-inch tiles, set in black mortar. Between these rooms the popular plan of pillared buttresses is used, the latter containing two double-doored book cases. The kitchen is compact and is provided with the usual built-in conveniences. The bath room is of good size and it is furnished with a high grade of plumbing.

Built in the above manner the bungalow cost \$1925, but if cheaper material and work were used the expense might be reduced to \$1800.





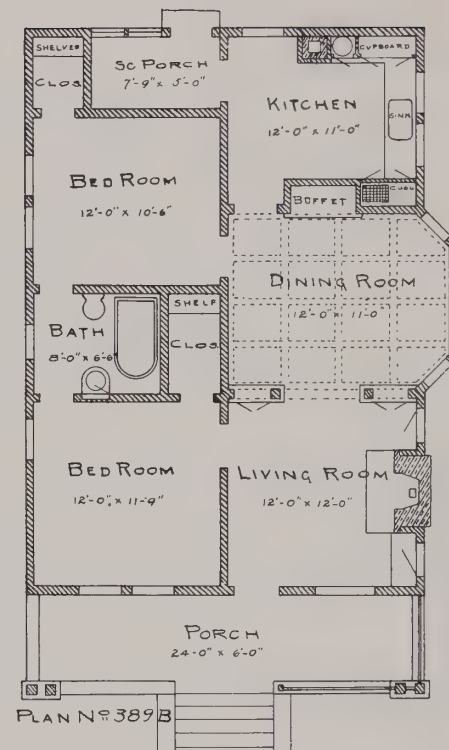
NUMBER 389 B.

PLAN 389 B. This clever little five-room bungalow is much admired for its simplicity and air of quiet refinement.

It is a monochrome in effect, broken only by the chimney, the painted porch floor and steps.

The heavy braces serve the double purpose of supports for the roof dormer and to give an agreeable diversity in architectural treatment; they obviate the necessity for additional supports for the roof, leaving the front of the porch unobstructed.

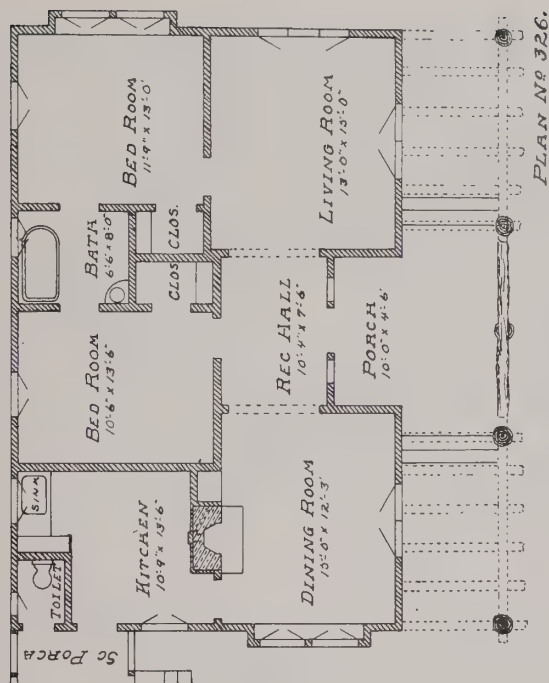
There are several variations of this plan, all differently treated.



This bungalow has a model arrangement of rooms, which, although not large in size, fully supply the requirements of many families.

It has book-cases and buffet with leaded glass, a window seat, and beamed ceiling in the dining room, a second chimney for the kitchen, unusually large bed room closets, and a partly enclosed screen porch with laundry tray. A glass porch alcove off the front end of the living room serves as a flower room as well as a wind shelter.

The cost, \$1750, can be reduced to \$1650 by the use of low grade material and workmanship.



NUMBER 326

**PLAN 326.** This 26 by 42 foot bungalow, although devoid of any pretensions to architectural elaboration, is charming in its rustic simplicity. It is especially adapted to farm or suburbs, as it requires a larger lot than the conventional 50-foot front, for it should be placed, with its long front towards the street or road.

The two pergolas, built mostly of unsquared logs, bisected by the double pitched porch roof, jutting out from the walls, are quite effective.

The eight and twelve light casement windows and the broad window shelves in two of the rooms are appropriate to the design. With vines growing over the pergola beams, giving shade as well as

beauty, this rustic bungalow attracts no little attention. It can be built at a cost of \$1950 for the best material or \$1850 for cheaper work.

Close attention to details in building a home will pay good profit on the time and attention given to it. Not only the plan and exterior, but the minor details also are important.

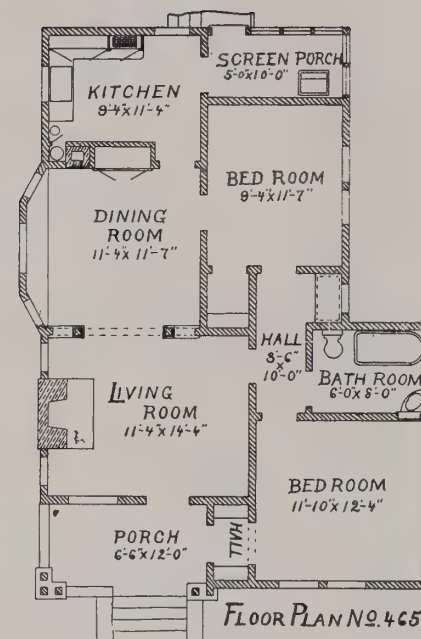
Such matters as the placing of closets, the arrangement of the electric lights, and planning enough points of connection for gas heaters should receive close attention. Another thing is to insist on first class plumbing and bath room arrangements and to secure a good grade of hardware.



NUMBER 465

PLAN 465. Five-room bungalows having three rooms in a rear wing six or eight feet less in width than the front, are found in series Nos. 339, 427 and 465, varying in size from  $28 \times 40\frac{1}{2}$  to  $32 \times 37\frac{1}{2}$ , all having different exterior details of planning and interior finish—and of varied cost.

They are all characterized by having a well-lighted interior hall opening into the living room, bath room and two bedrooms, a much appreciated feature. Most of them have two chimneys—as in the present instance, but in some the fireplace is in the rear end of the dining room, obviating the necessity of a separate chimney.



The architectural treatment varies and is interchangeable within certain limitations. The porch has brick porch-piers with clustered square posts above, resaw siding wall and gables, wooden porch floor and steps, two chimneys. Oak floors are laid in two rooms. Barge-boards and outside trimmings are painted in light color, contrasting strongly with the stained work. It can be built for from \$1650 to \$1900, according to material and finish.

Seventy Bungalows from \$2250 to \$5000 in "Practical Bungalows"—50 cents. Blue print working plans for \$5.00 a set.





IN NUMBER 704



IN NUMBER 664



IN NUMBER 717

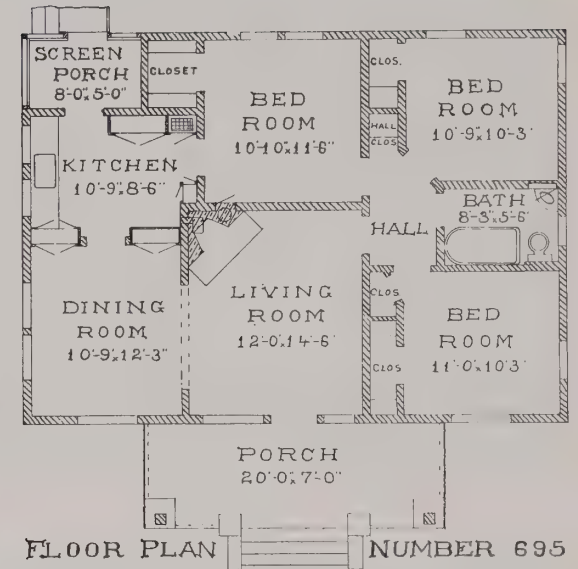


IN NUMBER 334 C



NUMBER 695

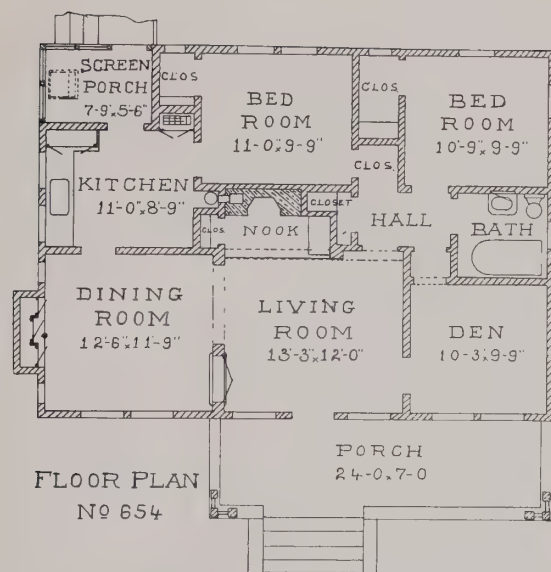
PLAN 695. Here is a plan worth studying for several of its features. Entering from a wide front porch, over which the roof is suspended by chains, one reaches the living room. This is flanked by dining room and bed room, the house being wide but not deep. The mantel, built of brick in two colors, stands diagonally across the corner of the living room. In the dining room, the buffet is divided, part on each side of the entrance to the kitchen. The latter is well provided with built-in features. There are three good-sized bed rooms, each having hall passage to the bath room, a rather unusual feature in a small house. There is an ample supply of closets. The exterior covering is shingles for the walls and Silveroid composition for the roof, which makes a pleasing rustic combination.



This is one of the popular six-room plans and at the same time is an economical one from which to build. It cost about \$1700, which might be reduced to \$1600 for cheaper construction.

After a house is built, it is considerably easier to see what ought to have been incorporated into it than it is to plan it all beforehand; foresight is more productive of satisfaction than hindsight. This pertains to the planning of the kitchen as well as to other portions of the house. There are many small features which sum-total into a great deal of satisfaction and comfort to the housewife; and they can be planned and built into a new house just as well as not, and at a moderate expense.





NUMBER 654

PLAN 654. In this plan we have "something different." The exterior lines are rectangular, giving the fullest amount of space and accommodation for the money expended. The front shows a broad sweep, with a large porch. The living room is the center, flanked with dining room and den. The inglenook in the living room has a pretty mantel of cement, brick and wood; on one side is a closet and on the other, a hinged seat.

There is a hall giving access to the bath room from two bedrooms, the living room and the den. The kitchen is furnished with the features of sink, drain board, closets, cooling closet, cupboard, etc., and the closets throughout the house are ample in number and size.

This beautiful bugalow cost \$1600 to build, but in cheaper material and work it might be put up for \$1525.

If the plans in this book do not suit you, we have thousands of others to choose from. Write us your wishes.

Inspect your plans carefully before accepting them. By the mere fact of accepting, you release the builder from obligation to change plans. Because you find out after three months in the house that you want a window in a particular location, that is no reason to call on the builder to put it there, if it was not in the original plan you accepted.





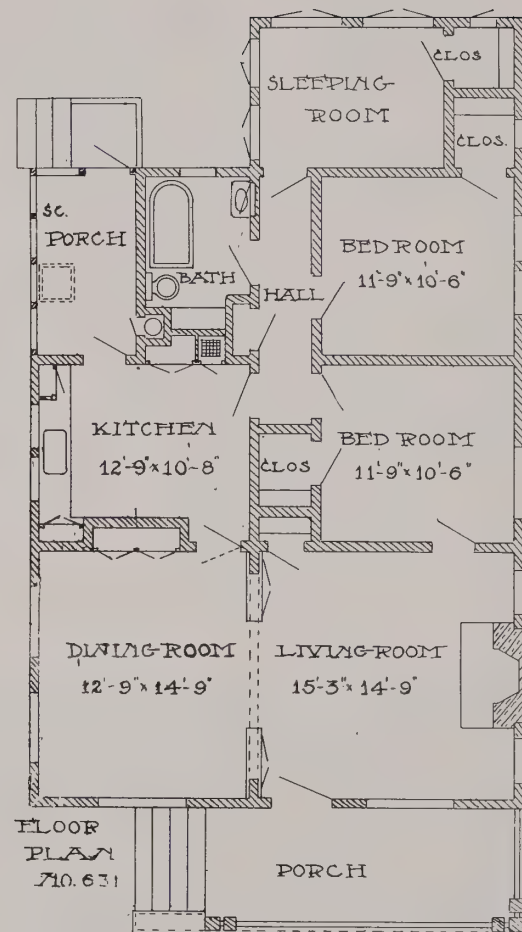
NUMBER 631

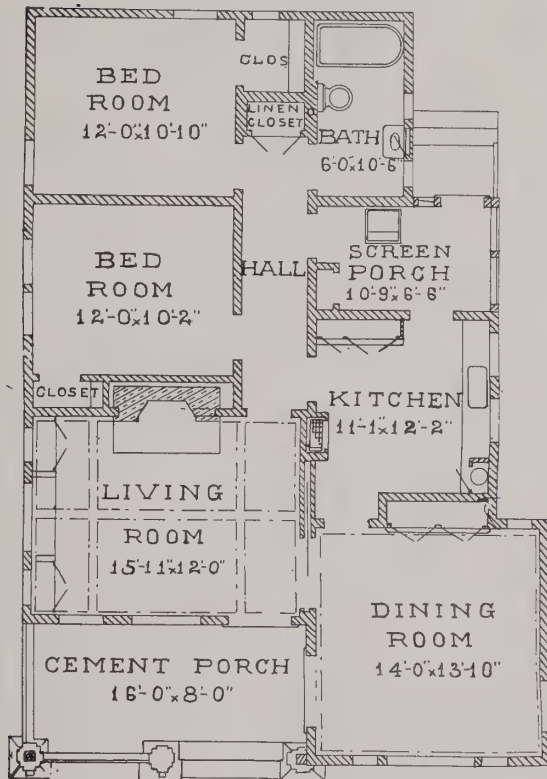
PLAN 631. This five-room bungalow is attractive in its appearance, partly because of the long porch in front, with entrance at the end. Examination of the plan shows it to be particularly convenient in the rear hall and closet arrangements.

The living room and the dining room have oak floors, the former being provided with a brick, cement and wood mantel of neat design and the latter having a tasty buffet. Book cases are built in the buttresses between the two rooms.

The kitchen is provided with cupboards, sink, drawers, shelves and cooling closet. The bedrooms are of ample size and are especially well lighted. Entered from the rear hall is a screen sleeping room having its own closet.

The cost as above was \$2050, which might be reduced to about \$1950 for cheaper work and material.





FLOOR PLAN NO 725



NUMBER 725

PLAN 725. This plan shows an elevation for a five-room bungalow somewhat different from the majority. Its exterior is unique, in its combination of cement piers, beams and shakes. The plan is quite oblong, suiting it to a narrow lot. The living room is unusually attractive, having a brick mantel, tile hearth, built-in book cases and hinged window seat. The buffet is unusually large for a house of this size and cost.

The rear hall is fifteen feet long, giving access to four rooms, screen porch, bath and linen closet. The dining room at the front, the kitchen and screen porch on one side, gives an excellent arrangement, throwing all the living rooms on the other side.

This excellent bungalow cost about \$1900 to build, which possibly could be cheapened to \$1800.

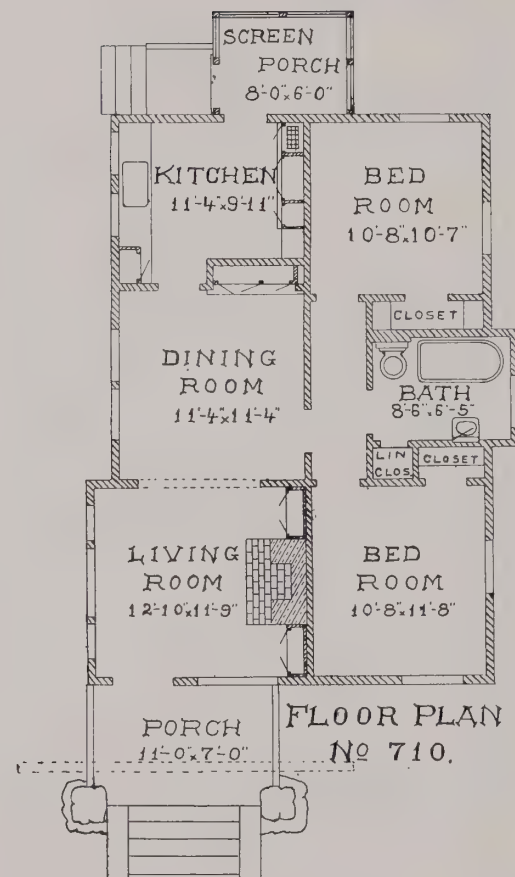


NUMBER 710

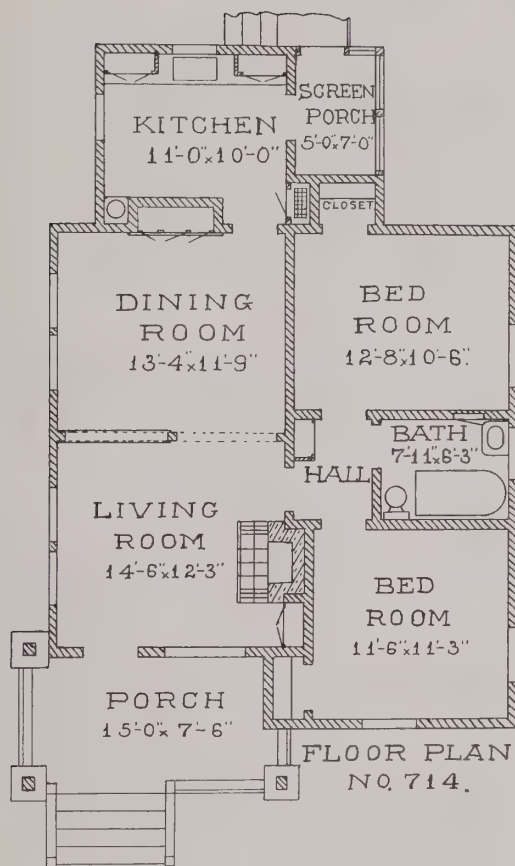
PLAN 710. This is an attractive little home having marked bungalow characteristics and being decidedly of the rustic order. This effect is produced by the shingled walls, by the blocked out belt course, by the cobblestone piers and porch piers in slotted work.

Touches like these do not add appreciably to the building expense, but they give the bungalow individuality. The five rooms of this house are arranged for comfort and convenience, as an examination of the plan will show. All the features that make the thousands of bungalows this Company has built, "quick sellers" are present in this one, so far as the expense limit permits.

This cozy little home cost about \$1550 to build, but might be put up of cheaper material for \$1450.







NUMBER 714

PLAN 714. This is one of the cheaper forms of five-room bungalow, but it offers all that many a family will want in space and finish. It has the customary arrangement of fireplace and mantel in the living room, a buffet in the dining room and the bath room between the two bed rooms. In the center is a small hallway which allows access to the bath from the four principal rooms of the house. The mantel is a pretty design of tile and brick and the buffet is equally satisfactory.

This bungalow cost about \$1525, which might be reduced to about \$1450 if cheaper construction were used.

For a larger and more expensive grade of bungalows, see "Practical Bungalows," and "Modern Homes of California," issued by this Company. Price 50 cents each or both for 90 cents.



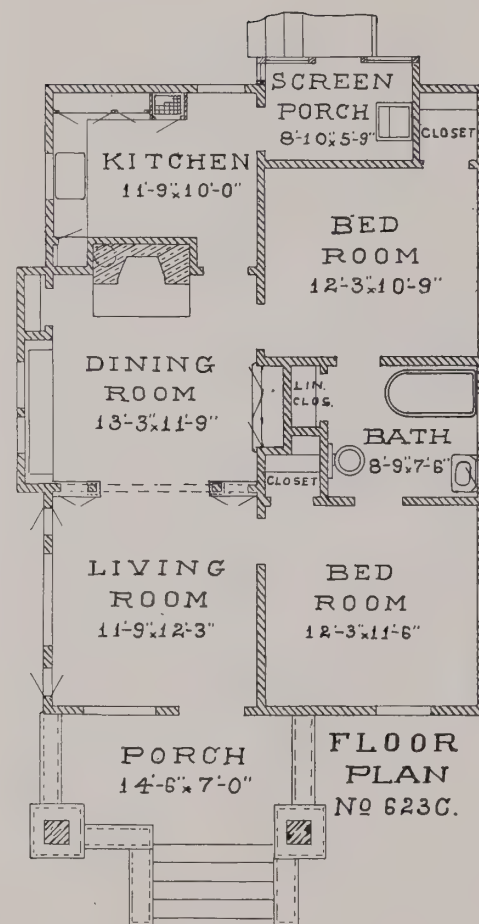
NUMBER 623 C

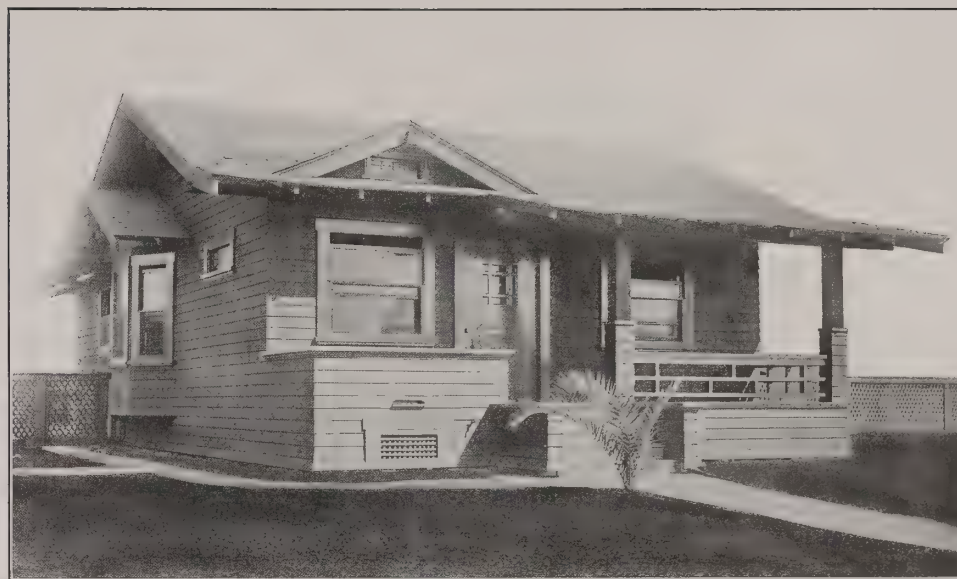
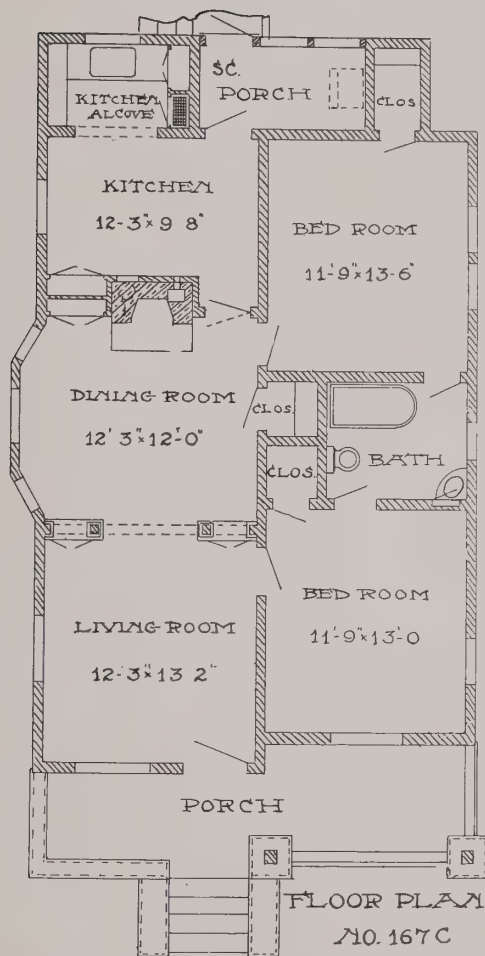
PLAN 623 C shows what can be done at small expense in the way of building a cozy home. Here are five good sized rooms, well finished and planned on the most generally accepted arrangement.

Not only is the exterior attractive with its shingle finish and comfortable porch, but this promise is made good in the interior. The living and dining rooms have oak floors, the former having built-in book cases and the latter a cement hearth and brick mantel, also a buffet and a long built-in window seat, hinged for storage.

The kitchen has a full complement of modern kitchen necessities and the bath room is fully equipped with good plumbing.

This bungalow cost about \$1550 which expense might be lowered to \$1475 for cheaper work and material. See "Modern Homes of California" for unique bungalows. Price 50 cents.





NUMBER 167 C

PLAN 167 C. This plan presents a five-room bungalow that can be built at small expense. It is so planned as to hold down the total cost. The exterior is the same as in one of the more expensive bungalows built by this Company, except that the porch foundation and piers are built of wood instead of cement and cobblestones.

The living and dining rooms, finished with oak floors, are separated by pillared buttresses, in which are book cases. In the dining room is a neat brick mantel, flanked on one side with an appropriate buffet and on the other by the door to the kitchen; the latter is rather large for a house of this size and has a pantry with sink, cooling closet, cupboards, etc.

This bungalow cost \$1675 to build in Los Angeles; with cheaper materials and labor the cost might be reduced to about \$1575.



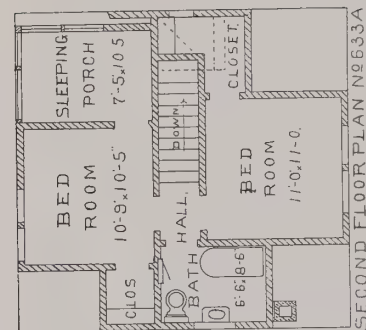
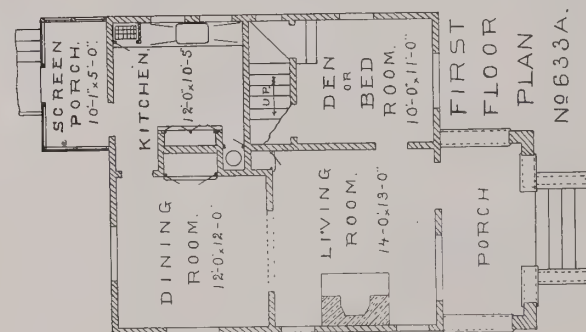


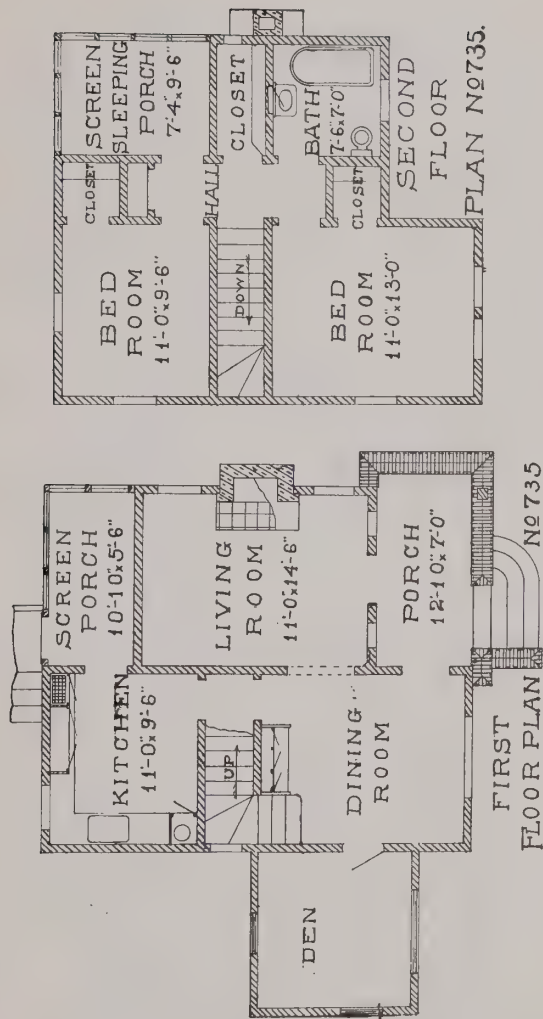
NUMBER 633 A

PLAN 633 A. The design shown above offers an unusually attractive six-room story-and-a-half bungalow. It is pleasing in appearance and economical in construction and up-keep. It has living and dining rooms, den, kitchen, two bed rooms, bath and sleeping porch. It has, among the features, brick mantel, buffet, and a built-in music case. The stairs rise from the den—which room can be used as a bed room.

Upstairs there is a small hallway leading to all rooms. The screen sleeping room is a valuable feature. The closets are ample in size. Altogether, it would be hard to find a house that offers more for the money than this.

The cost, as above described, was \$1800, which might be reduced to \$1700 for cheaper construction.





NUMBER 735

PLAN 735. This substantial house shows how commodious a home can be built for \$1900. It is rather along the eastern style, but with certain bungalow touches, notable in the designing of the porch and the roof. It has six good sized rooms, counting the screen sleeping porch as one, for the latter, if desired, may be fully enclosed. The living room is 14½ by 11 feet in size and has a blue brick mantel and cement hearth. An archway opens into the dining room, from which the stairs ascend, at the side and back of the buffet. The kitchen is of ample size and equipment. Three bedrooms, bath room and large closet surround the second floor hallway. The plan is an excellent one and gives full value for the money expended.

This house cost \$2000, which could be reduced to about \$1875 by cheaper work and materials.



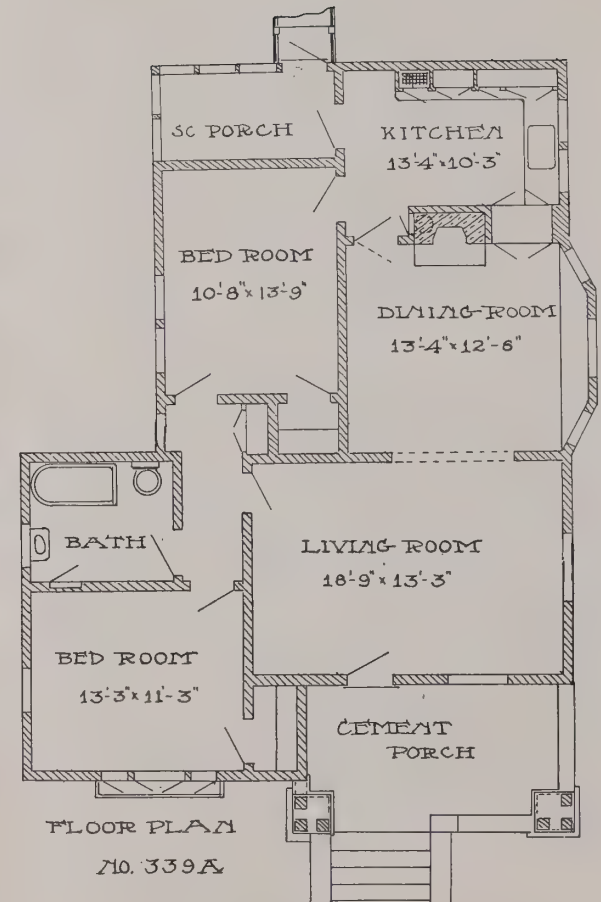
NUMBER 339 A

PLAN 339 A. This bungalow has a hipped roof at the rear, and two gables. The porch has cement floors and steps, and brick walls and piers; the latter being battened from the ground to a height of about twenty inches above the porch coping, and from thence carried up with triple posts or square columns to the soffit of the porch entablature.

The exterior is covered with resaw siding, with the soffit, only, dressed and painted—the simplest possible treatment and one peculiar to the California bungalow.

The result of this treatment gives a simple though artistic and satisfactory exterior.

This bungalow can be built at a cost of from \$1700 to \$1950, the latter figure securing the best of material and workmanship.







BUILT-IN BUFFET



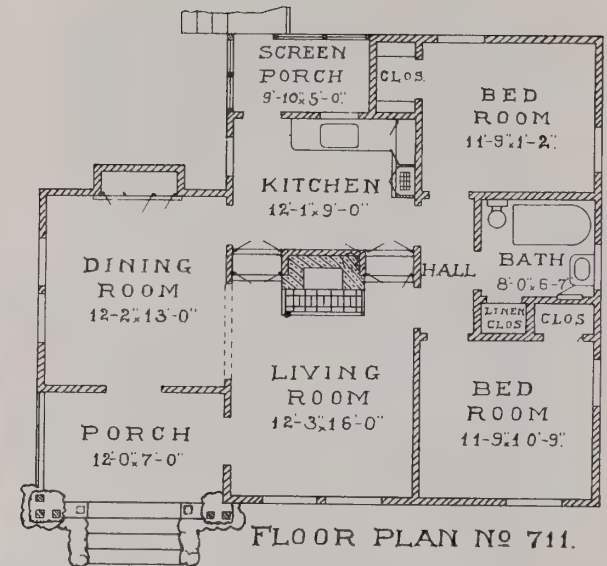
BAY WINDOW BUFFET

CORNER  
BUFFET

The modern buffet is a combination of the old-fashioned china closet, the side-board and the serving table, including display space for silverware, dish shelves, cup hangers, and drawers for silver and linen. The better grades of buffet are glazed with beveled plate leaded glass in hard metal frames, being more cleanly and sanitary than the wood frames and offering more possibilities for artistic design. Even the lower priced bungalow of today has its buffet, possibly not so ornate, but fully as useful as the costlier designs. The more expensive buffets are made in mahogany, cassinian walnut and birdseye maple and are beautiful products of the designer's art.



NUMBER 711



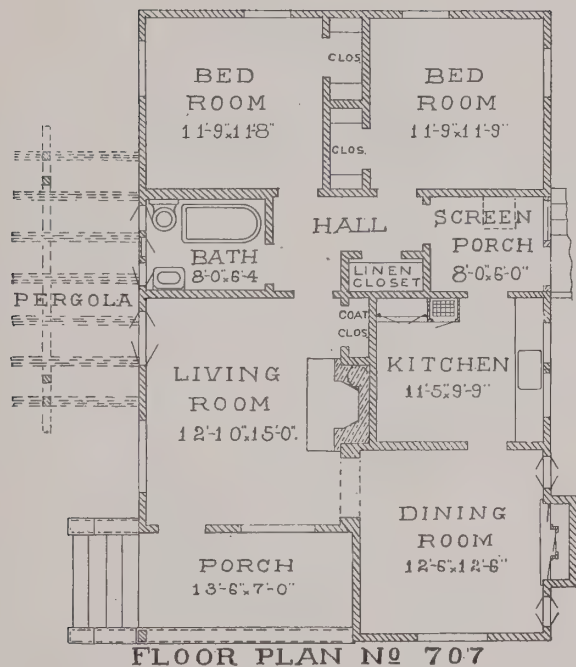
PLAN 711. Here is a five-room bungalow with an individuality of its own. This is evident both in the exterior and in the arrangement of the rooms. The exterior walls are covered with shingles alternated with "shakes" and the masonry is piled cobblestones—thus giving a pleasing rustic effect. Off the porch one can enter either living or dining room, the latter through French windows. On each side of the pretty mantel in the living room, are book cases with glass doors, and the buffet in the dining room is designed to match. The central hall gives access to the bath room from four of the rooms. The kitchen has all the customary built-in accessories and is conveniently reached from other parts of the house. The plans call for a good grade of finish and the result is as pretty a little home as can be built for the money.

The cost was about \$1600, which might be cut down to \$1500 by cheaper material and work.

See the schedule of prices for plans and specifications on page 4 of this book.

It has been said that the man who is his own instructor has a fool for a teacher. This may be paraphrased into "a man who plans his own house has a poor architect." It is very well for the buyer to make rough plans and sketches, but it is only an experienced and professional architect who can properly put these things on paper for the actual workman. Our architects have long experience and know every detail of construction and their abilities are at the disposal of our clients.





NUMBER 707

PLAN 707. This little home gains a pretty touch from the use of "shakes" on the exterior walls. The front porch is arranged so the entrance is at the side, giving a wider appearance to the front elevation. Back of the steps is a pergola—which could be omitted, if not desired by the builder. There is a good big living room with a nice brick mantel, flanked on one side by a coat closet and on the other by the entrance to the dining room. The latter has a pretty buffet. The rear hall is useful, giving easy access to three rooms and the bath room as well as the screen porch. The house is finished throughout in good taste and makes a pretty bungalow home.

Its cost, built as described, was about \$1675, but using cheaper material and work it might be built for about \$1600.

A beautiful fashion is to wainscot the dining room up about five feet, topping with a plate rail four inches wide supported by small brackets. Above this, the wall may be paneled up to the picture moulding, the panels divided by strips five inches wide, finishing the same as the beams in the ceiling. This arrangement presents a very artistic wall, needing very few pictures.

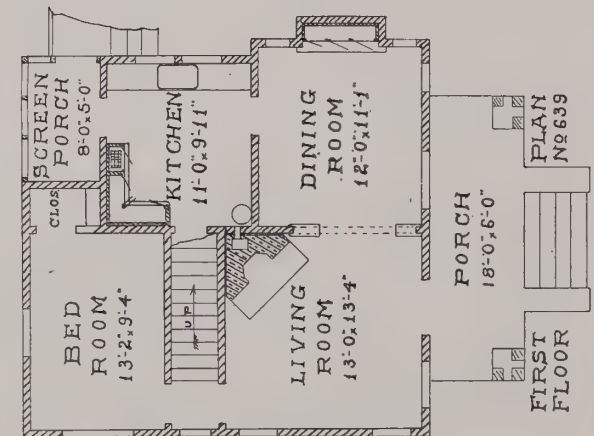
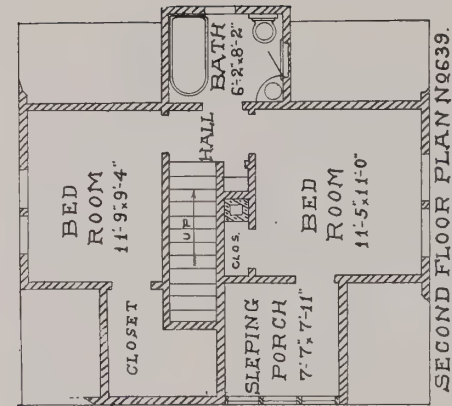


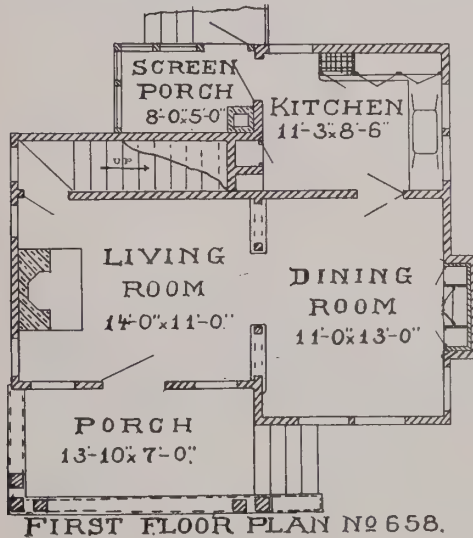
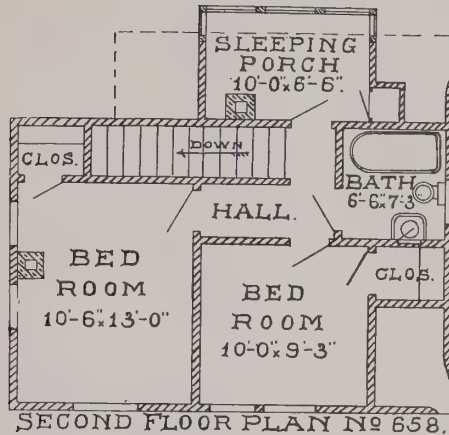


NUMBER 639

PLAN 639. This plan shows six good sized rooms, two porches, screen sleeping room, bath room, hall and stairway. It is so arranged as to give a maximum of accommodation for the investment. In the thirteen-foot square living room the fireplace is set diagonally across the rear inner corner, with a flue opening into the kitchen. Between living and dining room is a buttressed archway. Entrance to the stairway is from living room and bed room; at the head of the stairs is a small hallway giving entrance to both bed rooms and bath room. Off the front bed room is a screen sleeping room, which could be entirely enclosed, if desired. A direct front view presents a more symmetrical appearance than the above photograph.

This roomy bungalow cost \$1750, but if built of cheaper material and workmanship, the cost might be reduced to about \$1650.





NUMBER 658

PLAN 658. Here is a five-room and sleeping porch, two-story bungalow which is somewhat out of the usual. For one thing, the stairway is cut off from the rooms. Entering from a good sized porch into the living room, one finds the mantel and fireplace to the left and beyond it a door to the stairway. At the right is a pair of pillared buttresses, and beyond these the dining room. Still to the right, is the buffet and to the rear the kitchen.

The hallway at the head of the stairs leads into two bed rooms, the bath room and screened sleeping porch, which latter is equivalent to another bed room. All are provided with good closets. The exterior is attractive, being covered with resaw and shingles.

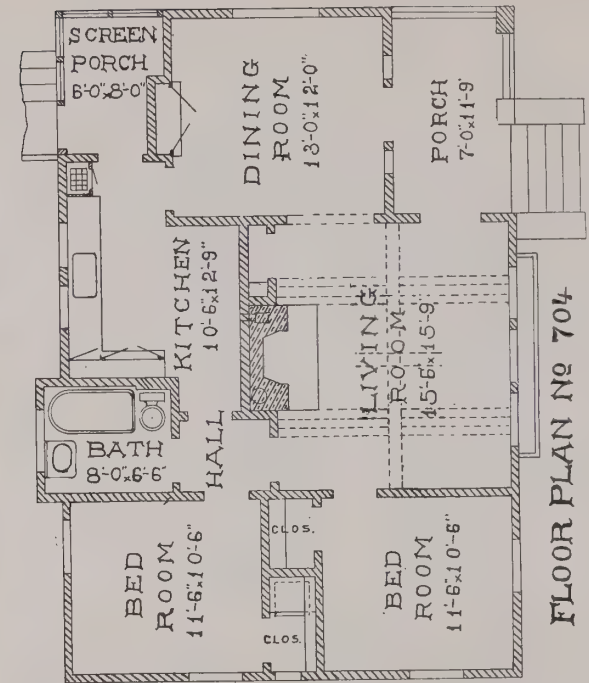
This house cost about \$1750 to build as above. This price might be reduced to about \$1700 by using cheaper materials and workmanship.



NUMBER 704

PLAN 704. This plan is worth the careful inspection of those who want a five-roomed bungalow or cottage a bit better than the ordinary. It presents a wide front and is well suited to a shallow lot.

The house has three rooms in front with the living room, about  $15\frac{1}{2}$  feet square, in the center. To the left are the bed rooms, to the right the porch and the dining room, and, in the rear, the kitchen and the bath. Beam ceilings in the living room, an extra good tapestry brick mantel, a pretty buffet, a rear hallway, a fully equipped kitchen and a rear screened porch—these are other features of this comfortable little home. The exterior walls and the roof are covered with shingles. Under the triple windows at the front of the living room is a long shingled flower box. From the front porch an oak door opens to the living room, and French doors, glazed to the floor, to the dining room.



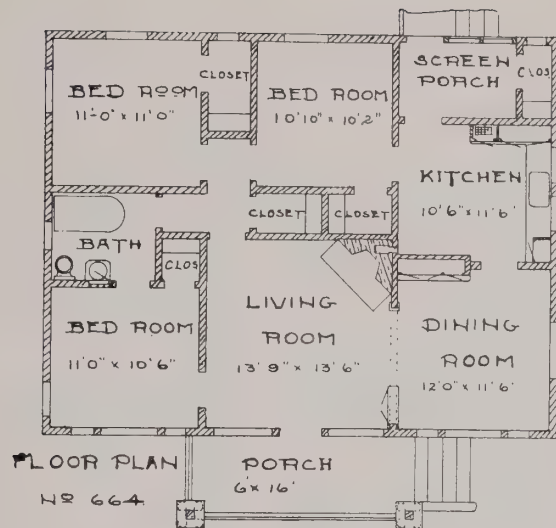
FLOOR PLAN No 704

Built in this style, this pretty bungalow cost about \$1600. By omitting and cheapening various features, the cost might be reduced to \$1500. An interior view of this house is given on page 65.

The kitchen should have plenty of cupboards. It is the workshop of the house and should be well provided with the housewife's tools and places to put them. If you can stand the expense, let the cupboards have leaded glass doors, which will not collect dust and grease as quickly as wood. There may be a pass buffet to the kitchen with the sink on the same side of the room.

Cheap plating may look well for a time, but it is infinitely better to buy fixtures that will keep their appearance as long as the house lasts. The same may be said of the bath tub; cheap enamel that cracks and scales off is not economical in the end.





NUMBER 664

**PLAN 664.** This bungalow has the advantage of three rooms facing the street. The living room is in the center, flanked by the dining room on the right and a bed room on the left. There is a central hallway which gives entrance to the bath room from the bed rooms.

In the living room the mantel and fireplace is set diagonally across the right hand corner and a flue enters the chimney from the kitchen. The dining room is provided with a neat buffet and the kitchen is of good size and is fully equipped with built in conveniences. The bed rooms have good closets and there is a large linen closet off the hall. An interior view is given on page 65.

This bungalow cost \$1675, which might be reduced to about \$1600, by cheaper material.

It costs from \$25 to \$50 to draw a set of plans for a bungalow. This shows what a saving there is in getting a full set of blue prints for \$5, as offered by this Company.

"Practical Bungalows," issued by this Company at 50 cents offers pictures, plans and descriptions of 70 bungalows from \$2250 to \$8000.

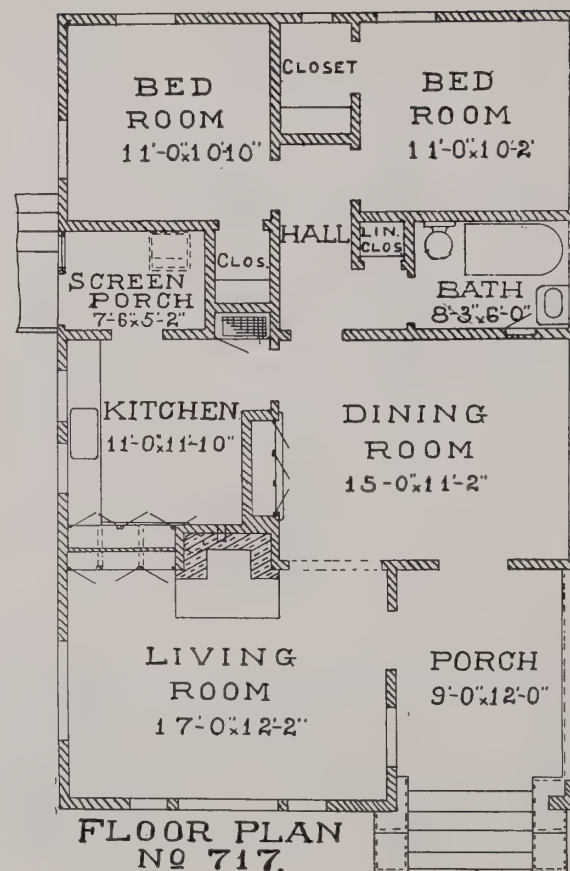
In building porch pillars and balustrades of rubble work—rough stone in the natural shape—it is well to select the stones in proportion to the size of the house. The stones should be graded, the larger ones put at the bottom and the smaller at the top, and pillars made in proportion to the size of the burden they are supposed to bear, or the result is illogical and incongruous.

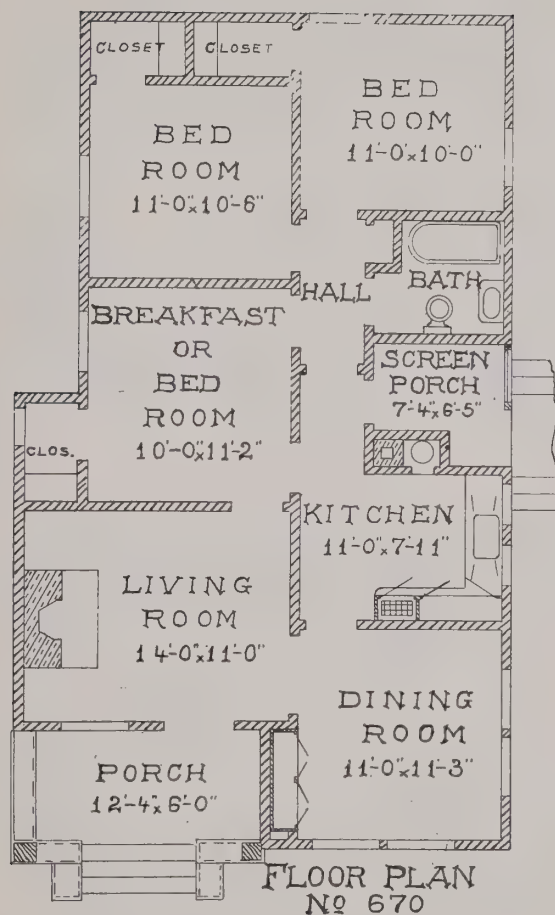


NUMBER 717

PLAN 717. This bungalow is built in the form of an unbroken rectangle, the cheapest outline to construct, and has five good rooms, the living and dining rooms being of extra size for a house of its dimensions. A feature is placing the kitchen in the center and the two bed rooms in the rear, thus giving the latter a desirable distance from the livelier sections of the house. The walls are covered with "shakes" and the gable ends show a slight ornamentation. The mantel is in rough brick laid in black mortar, and to its left are built-in book and music cases. There is an ample buffet and the kitchen plan shows a full equipment of kitchen conveniences. An interior view of this bungalow can be seen on page 65, of this volume.

This bungalow cost about \$1650 which, by cheaper material and workmanship might be reduced to \$1550. Larger bungalows can be found in "Practical Bungalows."





NUMBER 670

PLAN 670. A well arranged, inexpensive six-room bungalow is not so easy to find, but the accompanying plan shows one that has a number of good points. It is planned so the dining room is at the front, beside the living room; the kitchen comes next, and that throws the bed rooms to the rear—a plan that is preferred by many as taking the sleeping rooms away from the street noises.

It is probable that what is labeled as a breakfast room would be used by many families as a bed room, as it has a good closet. A screen porch is placed half way back. The hallway is convenient, giving access to four of the rooms, bath and porch. The exterior is covered with rustic siding and the roof with Silveroid composition. Both could be changed to shingles, if desired.

The cost was about \$1625, which might be reduced to \$1550 by cheap construction.

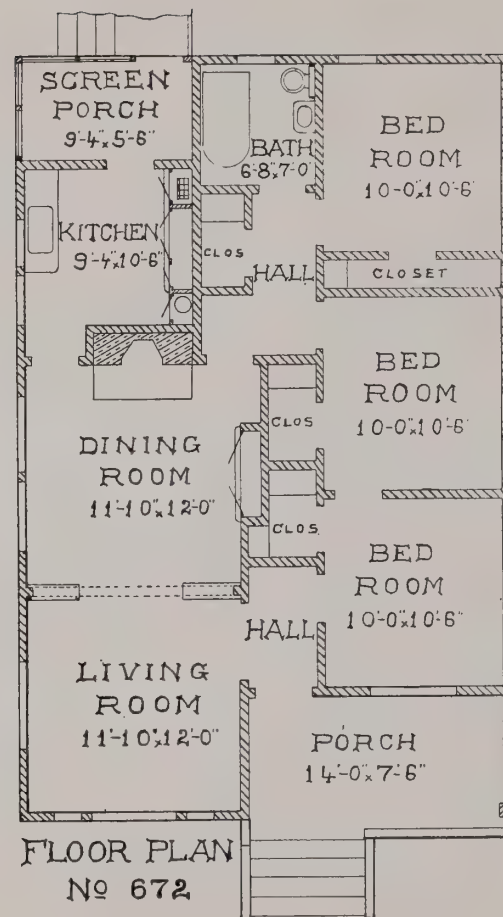




NUMBER 672

PLAN 672. While it is not in accordance with the true bungalow custom, it may be admitted that an entrance hall at the front of a house is a feature which commends itself to many housewives. Here are both front and rear halls, each room in the house, save the kitchen, opening on one of them. This six room plan ranges all the day section on one side and the night section, the sleeping rooms, on the other, with the halls, bath and closets between. Features are the brick and wood mantel, the pretty buffet, and the built-in book cases under the arch between living and dining rooms. The kitchen has cupboards, bins, drawers, sink and cooler built in. The exterior of this comfortable and commodious bungalow is covered with resaw and the roof and gable ends with shingles. The front porch measures  $7\frac{1}{2}$  by 14 feet and projects a little beyond the house front.

This bungalow cost \$1650, which might be reduced to \$1600 by cheaper material and labor.





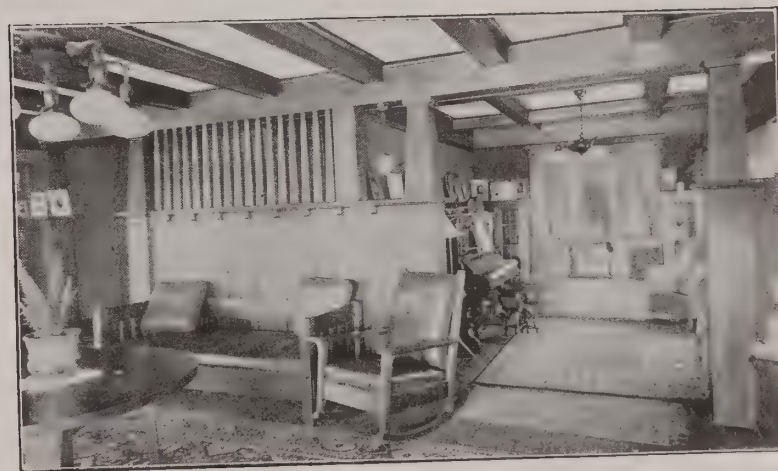
LIVING ROOM, NUMBER 503



INTERIOR NUMBER 372 E



LIVING ROOM, NUMBER 438



STAIRWAY AND DEN, NUMBER 438

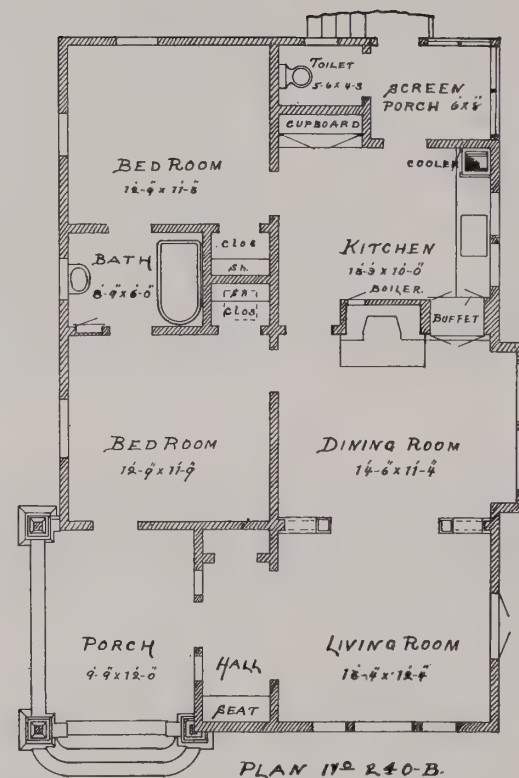


NUMBER 240 B

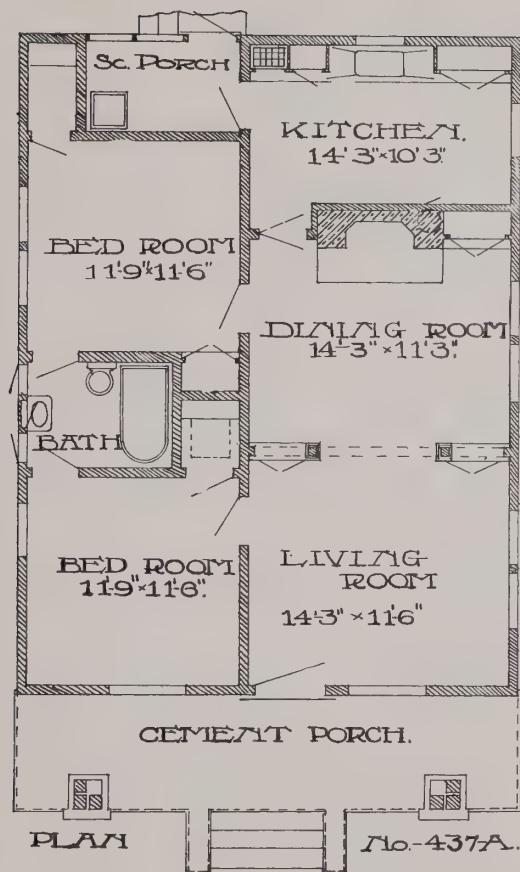
PLAN 240 B. This attractive bungalow is an interesting example of planning and design, on account of its direct style.

It is laid out in the simplest possible manner, with the living room and porch occupying the entire front; the dining room, kitchen and screen porch the remainder of one side, and the two bedrooms and bath the other. The extension of the dining room at one end and the slight widening of the porch has added an artistic touch to the interior.

It has been built with blue brick porch walls and piers, and cement porch floor and steps, red pressed brick mantel, buffet with bevel-plate mirror and leaded glass doors, polished oak floors in the living room and dining room, all for \$1825. This cost can be reduced \$150 by substituting lower grade material.







NUMBER 437 A

PLAN 437A. For those who prefer a somewhat conventional plan of room arrangement and design of exterior, this five-room bungalow will be attractive. Here are all the essentials at small cost and giving ample accommodation for a moderate sized family. Oak floors, plate rail, false paneling, built-in bookcases and cupboards are features.

The design for the mantel and buffet shows a pretty arrangement a bit away from the ordinary. The finish of the whole house, as built, is of the best, as is the custom of this Company.

Cutting down the cost of this house by using cheaper flooring for porch, living and dining rooms, it meets a large demand for a low priced bungalow for rental purposes.

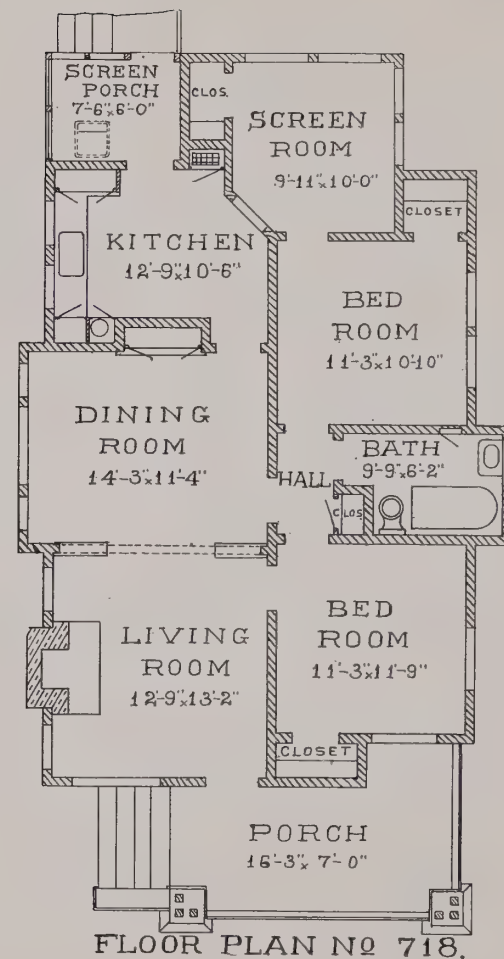
The blue brick piers and cement porch are strong and dignified in treatment and the house looks more costly than it really is. It was built for \$1700. Cheaper work would reduce this to about \$1600.

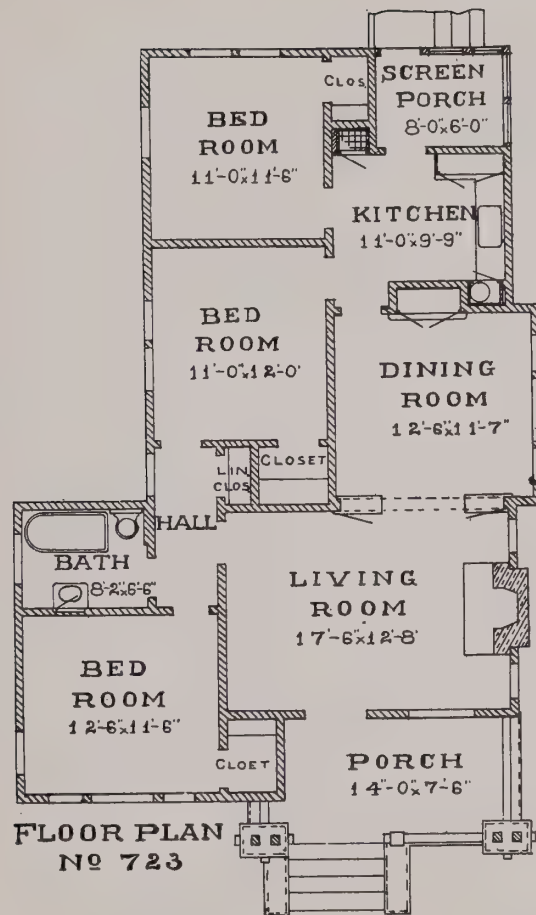


NUMBER 718

PLAN 718. This is an effective six-room bungalow plan, counting the screen sleeping porch as a room. If the open air is not desired in this room it can be sided up and glazed sash put in. The front porch is entered from the end and with its shingled piers and rustic posts it gives a pleasing impression. The walls are shingled and the exterior of the chimney is covered with cement plaster. The mantel is built of brick. There is a useful little hallway in the center of the house, connecting with four rooms. Book cases are built in the piers between the living and dining rooms, and a good buffet is placed between living and dining rooms. The arrangement of the rooms is rather conventional, but gives the most accommodation for the ground space.

This bungalow cost about \$1725, but could be put up of cheaper work and material for about \$1675.





NUMBER 723

**PLAN 723.** Here is another rustic, "shake" covered, six room bungalow. As to the exterior wall covering, it easily could be changed to shingles or resaw or to three lap rustic without much difference in expense. Exact figures may be obtained by application to the Company's architectural department. In the living room is a pretty tile mantel and two book cases, built into the buttresses between this and the dining room. A side hall gives passage way to three rooms and the bath. The dining room has a large triple window and a neatly designed buffet. The kitchen plans show cup-board, sink, drain board, drawers, bins and a cooling closet.

This bungalow cost about \$1800, but if cheaper work and material were used the cost might be cut down to about \$1700.

More expensive bungalows are shown in "Practical Bungalows." Send 50 cents to this Company for a copy.

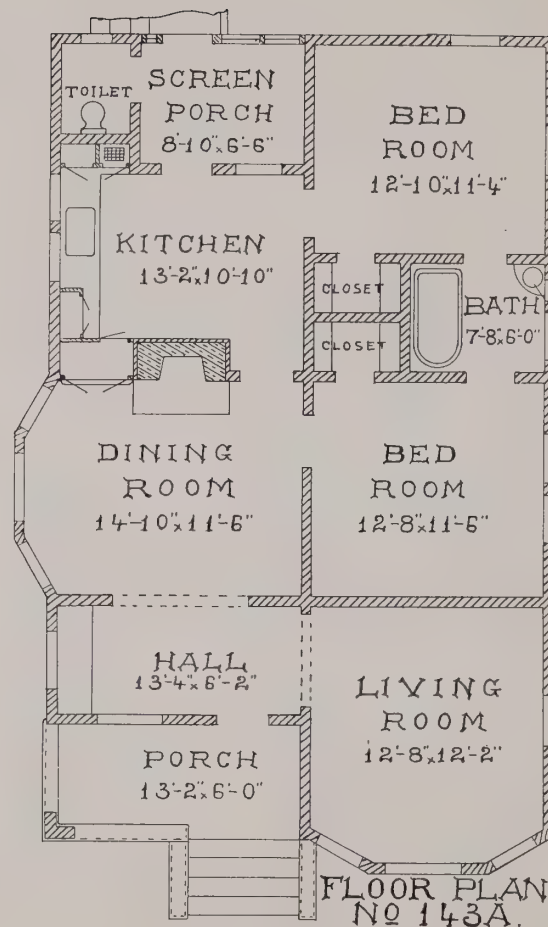


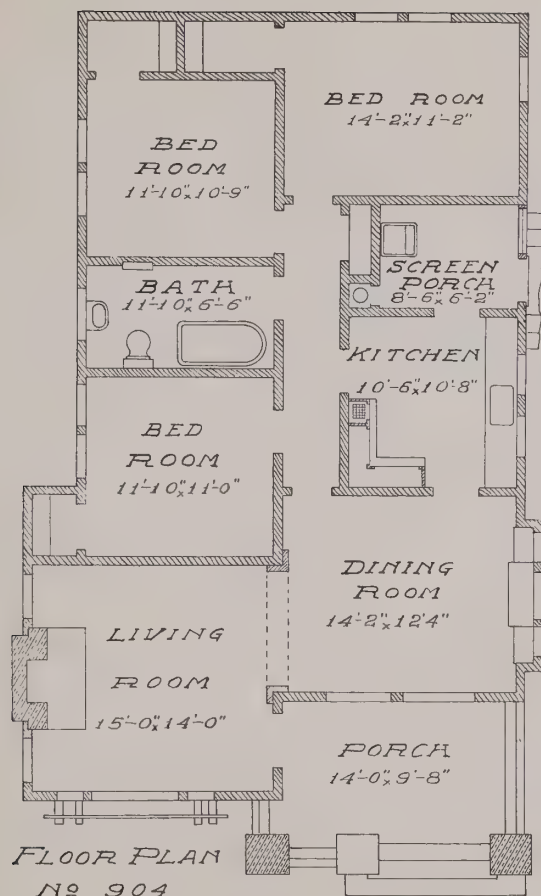


NUMBER 143 A

PLAN 143 A. In the plan here presented, the porch front, as well as the gable is brought forward about two feet, making the porch that much wider. Large brackets springing from the porch pier and the corner of the house give seeming support to the barge boards and roof. Five smaller framed brackets above, the open work apex of barge board finish, and the louver vent behind, make a pleasing combination.

A good feature is the front hallway, giving access to living and dining rooms. All rooms are of goodly size, the kitchen being especially roomy. The dining room has fireplace, buffet and bay window. The house is compact and inexpensive, costing \$1650, or \$1600 for cheaper material.





NUMBER 904

PLAN 904. The front of this six-room bungalow gives an impression of dignity and solidity. The pillars are of brick—which is a material always at the builder's hand. A coating of cement plaster can be used on the brick if desired. Examination of the plan shows as convenient an arrangement of rooms as it is possible to make in a home of this expense.

The buffet is unusually attractive, having outer windows above it; the mantel is of brick in tasty design. The rear hallway, seventeen feet long, gives entrance into six rooms. The kitchen is compact but not too small and is provided with all conveniences. The comfortable arrangement of the rooms makes this plan popular. We also have an arrangement of this plan which gives space to a den off the living room and to additional built-in equipment at a little extra cost.

Built in first class style, this bungalow will cost about \$2150. Of cheaper material and labor the cost might be reduced to \$2000.

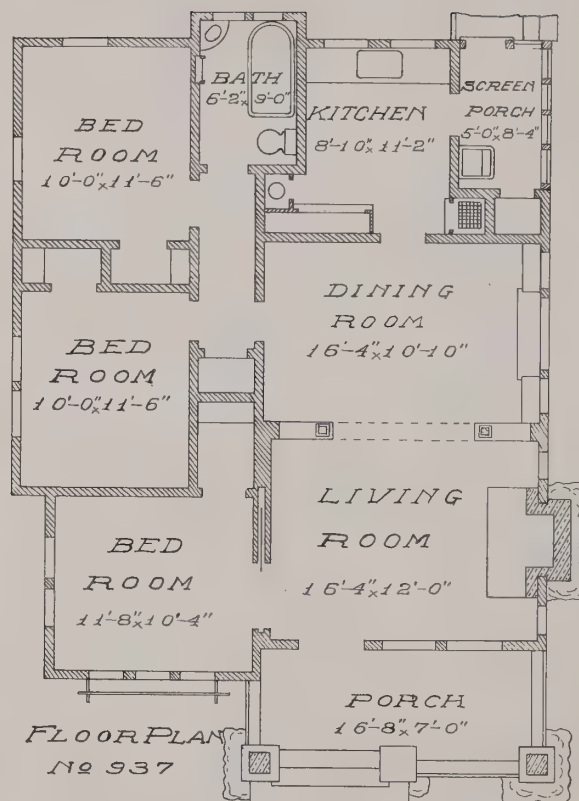


NUMBER 937

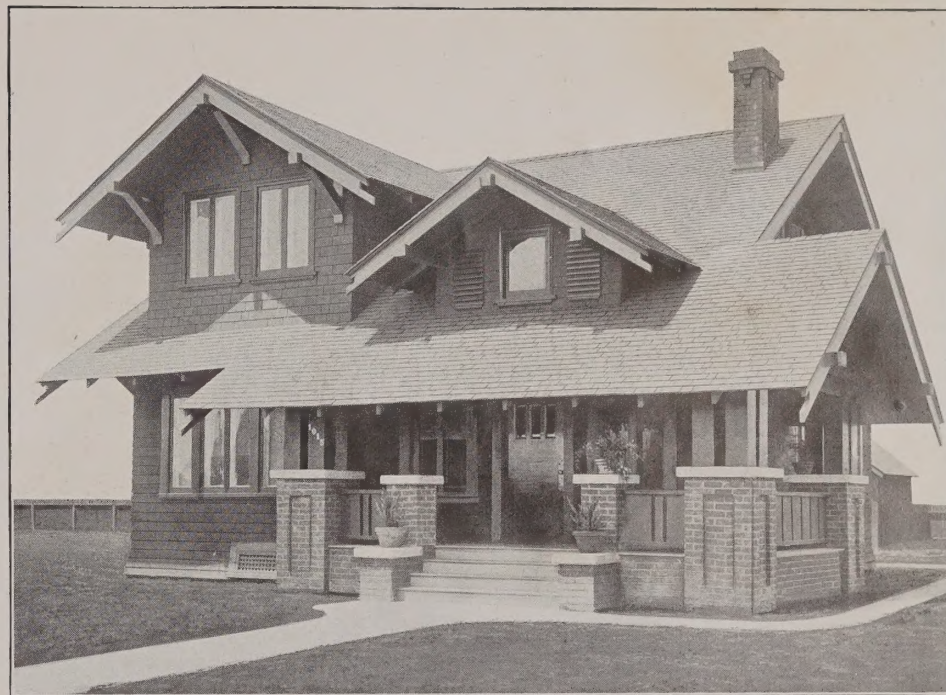
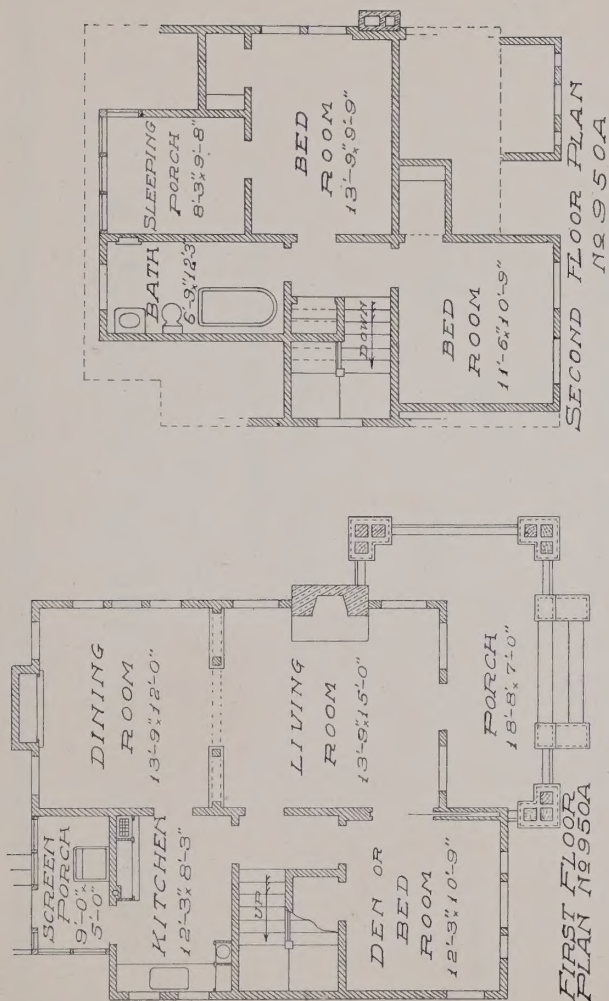
PLAN 937. Here is a six-room bungalow which attracts the eye of everyone, even though his desire might be for a larger home. In this cozy house the bed rooms are made a little smaller and the space taken from them is given to the dining and living rooms. These latter, taken together—and they are separated only by an open arch—cover a space of twenty-three by sixteen feet.

The mantel is of tile with a heavy wood shelf. A handsome buffet occupies the whole end of the dining room. Five rooms are reached through the rear hall. The kitchen is small but is built on the prevailing cabinet style. The exterior walls are covered with “resaw” but shingles could be used if a more rustic effect is desired.

Built as above, this handsome bungalow cost only \$1850. Out of cheaper material and finish it might be built for as little as \$1700.







NUMBER 950 A

PLAN 950A. This is one of the most attractive designs we have made for a six-room-and-sleeping-porch, two-story bungalow at anywhere near the price of its construction. The exterior is dignified and artistic in design; and the rooms are all of comfortable size, the living and dining rooms combined measuring twenty-six by thirteen and one-half feet. Between them is an open arch and book cases.

In mild climates the sleeping porch is used in all weathers, consequently counting as a full room in considering size, expense and use. The addition of oak floors and beam ceilings could be made for about \$75, though most persons are satisfied with the polished or stained pine floor and plain ceilings.

This handsome home was built for \$2375. If much cheaper material and workmanship were used the price might be reduced to \$2200.



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